Karen Y Johnson Davidson County
Batch# 155689 DEEDWARR
11/01/2018 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20181101-0108116

Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0521S-18

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October, 2018

Notary Public
My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	
Hany Abdelsayed 4624 Buckpasser Avenue Antioch, TN 37013	5th 3rd Bank 5001 Kingsley Dr. Cincinnati, OH 45227	Map/parcel: 150-14-0D-062.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

A. Grant Anderson, a married person

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hany Abdelsayed and Amal Yacoub, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee and being all of Lot No. 146 on Phase One, KEENELAND DOWNS, RS 10 Cluster Lot Subdivision, as appearing of record in Instrument Number 20070612-0070162, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to A. Grant Anderson, a single person by Deed from Keeneland Partners, LLC, a Tennessee limited liability company dated 4/29/2010 and filed for record in Instrument Number 20100506-0034486, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Instrument Number 20050428-0047256, Instrument Number 20100329-0023418, Instrument Number 20100329-0023419, Instrument Number 20170302-0020788, Instrument Number 20080312-0024884 and Instrument Number 20070625-0075335, in the Register's Office for Davidson County, Tennessee.

Toni Anderson hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that she may have in said property, including but not limited to the marital interest.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 4624 Buckpasser Avenue, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/We are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of October, 2018.

A. Grant Anderson

Toni Anderson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **A. Grant Anderson and Toni Anderson,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2018.

Notary Public

My Commission Expires: 8/22/21

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co, TN

COMPASS
LAND TITLE

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY