Karen Y Johnson Davidson County
Batch# 169368 DEEDWARR
12/03/2018 09:57:42 AM 2 pgs
Fees: $13.00 Taxes: $806.03
20181203-0117414

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,845.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2018.

Notary Public
MY COMMISSION EXPIRES: 6/21/22
File No. G18-3878

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sameh Sidhom and Gold Star TN, LLC (NAME)	New Owner (NAME)	135-16-0A-040.00-C
2529 Somerset Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Carlos Reyes**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sameh Sidhom, a married man, and Gold Star TN, LLC, a Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, 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, being Lot No. 56 on the plan of Subdivision for Tracts 8, 9 & 10 of Nashboro Village, a Planned United Development as shown by plat of record in Plat Book 5200, Page 187, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Carlos Reyes by Warranty Deed dated July 6, 2018 from Sean Slade, recorded July 10, 2018, in Instrument Number 20180710-0066393, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Restrictive Covenant, Condition, or Restrictions of record in Book 4827, Page 14, Book 5469, Page 840, Book 5465, Page 561, Book 7751, Page 907, Book 5588, Page 429, recorded in the Register's Office of Davidson County Register of Deeds.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, Page 186, Register's Office for Davidson County, Tennessee.

3. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

4. Subject to Easement to Metro Government of record in Book 4821, Page 111, Register's Office for Davidson County, Tennessee.

5. Subject to Easements to Colonial Pipeline of record in Book 3955, Page 180, Book 4588, Page 473, Register's Office for Davidson County, Tennessee.

6. Subject to Easement to Tennessee Power Company of record in Book 437, Page 14, Register's Office for Davidson County, Tennessee.

7. Subject to Charter of Homeowner's Association of record in Book 4828, Page 834, Book 5576, Page 419, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2449 Ravine Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of November, 2018.

X _____
Carlos Reyes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of November, 2018, before me personally appeared Carlos Reyes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 26th day of November, 2018.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. ROSS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066