Karen Y Johnson Davidson County
Batch# 172697 DEEDWARR
12/11/2018 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $350.74
20181211-0120634

WARRANTY DEED

Sondra Brown State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $94,795.33

Theresa Flowers
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF NOVEMBER, 2018.

Sondra Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/3/2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-5270H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **if left blank please use the address of the new owner**	MAP-PARCEL
Theresa Flowers	SAME AS OWNER	052-16-0A-018.00-CO
1301 Neelys Bend Rd # 18		
Madison, TN 37116		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PHILLIP HUSARI, A SINGLE PERSON AND SALIM HUSARI, A SINGLE PERSON, AS TENANTS IN COMMONWITH RIGHTS

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

THERESA FLOWERS, UNMARRIED

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:

Being Apartment Unit No. B-18 of Neely's Bend Condominium created under Title 64, Sections 2701, et seq as amended, Tennessee Code Annotated and as established by Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit in said Master Deed, which reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office for a more complete identification and description of such unit

Being the same property conveyed to Terry R. Slater Trustee by Quitclaim Deed from Phillip Husari, a single person of record in Instrument No. 20130718-0074348, Register's Office for Davidson County, Tennessee, dated July 12, 2013 and recorded on July 18, 2013 and within the same deed the said Terry R. Slater, Trustee conveyed his interest in the subject property to Phillip Husari, a single person, and Salim Husari, a single person, as tenants in common with rights of survivorship.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1301 Neelys Bend Rd # 18, Madison, TN 37116

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. Wherever 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 hand on the 19th day of November, 2018.

Phillip Husari

Salim Husari

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, PHILLIP HUSARI AND SALIM HUSARI, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of November, 2018.

Notary Public

My Commission Expires: 3/3/2020

Sondra Brown State of Tennessee Notary Public Davidson County

File #: 18-5270H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

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