WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$276,000.00.**

Affiant

Subscribed and sworn to before me this 28th day of December, 20 18.

Notary Public
My Commission expires: 11-8-21
(Affix Seal)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 181022 DEEDWARR
01/07/2019 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20190107-0001345

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Monica Fouad	US Bank N.A.	182-06-0A-354.00CO
8474 Lawson Dr.	3180 Rider Trail South	
Antioch, TN 37013	Earth City, MO 63045	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Melinda Baker n/k/a Melinda Clift and husband Jerdarin Quon Clift**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Monica Fouad, a signle woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 291, on the Final Plat, Old Hickory Hills, Phase Three, Section Two, as the same appears of record in Instrument Number 20070516-0058484, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Melinda Baker, an unmarried woman from Greenvale Construction, LLC, by Warranty Deed on November 13, 2009, of record in Instrument Number 20091125-0108300, Register's Office for Davidson County, Tennessee.

NOTE: Jerdarin Quon Clift joins this conveyance to convey any and all interest he may have in the above described property including but not limited to his marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue, which are not yet due and payable.

Subject to all matters on Plan of record in Instrument No. 20070516-0058484, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020116-0006750, as amended in Instrument No. 20101116-0091730, Instrument No. 20151029-0130686, and Instrument No. 20151229-0130686, Register's Office for said County. Rules and Regulations of record in Instrument No. 20151229-0130686, Register's Office for Davidson County, Tennessee.

Charter of Old Hickory Hills Homeowner's Association, Inc. of record in Instrument No. 20020123-0009417, as amended in Instrument No. 20081219-0121385, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20010306-0021333, Register's Office for said County. Easement to United Telephone Company of record in Instrument No. 200201230009339, Register's Office for said County. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001030-0107214, Register's Office for said County. Subject to all matters on Plan of record in Instrument No. 20070510-0056155, Register's Office for Davidson County, Tennessee.

Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: 8474 Lawson Dr., Antioch, TN 37013

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 28, 2018.

Melinda Clift

Jerdarin Quon Clift

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melinda Clift and Jerdarin Quon Clift** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 28, 2018

Notary Public

My Commission Expires 11.8.21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/20

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY