Karen Y Johnson Davidson County Batch# 182654 DEEDWARR 01/10/2019 02:29:02 PM 2 pgs Fees: $13.00 Taxes: $745.55 20190110-0002816	STATE OF TENNESSEE COUNTY OF RUTHERFORD The actual consideration or value, whichever is greater, for this transfer is $201,500.00 Affiant Subscribed and sworn to before me, this the 4th day of January, 2019. Notary Public My commission expires: (AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Atta Mosaud and Sozan Abdalla	NEW OWNER	165-13-0A-082.00 CO
4416 Stoneview Drive		
Antioch, TN 37013		

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

Janet Chapman and husband, Martin A. Chapman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Atta Mosaud and Sozan Abdalla, husband and wife

HEREINAFTER CALLED THE GRANTEES, HIS/HER/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. 506 on the Plan of Peppertree Forest, Section Eight, of record in Book 7900, Page 652, Register's Office for Davidson County, Tennessee.

Said Lot No. 506 fronts 48.16 feet on the broken westerly margin of Stoneview Drive and extends back 126.87 feet on the northerly line and 122.58 feet on the southerly line to a broken line in the rear, measuring 65.05 feet thereon.

BEING the same property conveyed to Janet Chapman and husband, Martin A. Chapman by Quitclaim Deed from Janet Chapman, f/k/a Janet Carrere, dated 5/23/03 and recorded 6/12/03 in Instrument No. 20030612-0081195; and being the same property previously conveyed to Janet Carrere by Quitclaim Deed from Joseph L. Carrere, dated 3/14/99 and recorded 6/12/03 in Instrument No. 20030612-0081194; and being the same property previously conveyed to Janet Carrere by Warranty Deed from Brad Alan Budyach and spouse, Bridget Y. Budyach, dated 2/26/99 and recorded 4/15/99 in Book 11432, Page 803, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as: 4416 Stoneview Drive, 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), their heirs and assigns, forever; and Grantor(s) does covenant with said Grantee(s) that Grantor(s) is 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 Grantee(s), 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/our hand(s) this 4th day of January, 2019.

Janet Chapman

Janet Chapman

Martin A. Chapman

Martin A. Chapman

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Janet Chapman and Martin A. Chapman, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2019.

Notary Public

My Commission Expires: 3/23/21

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY