Karen Johnson Davidson County
Batch# 189336 DEEDWARR
01/29/2019 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20190129-0008388

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190118875** S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $294,000.00. Affiant Subscribed and sworn to before me, this 25th day of January, 2019. Notary Public My Commission Expires: 12-03-19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ali Umied Kareim	SWBC Mortgage Corp.	Tax Parcel ID No.
121 Claybrook Lane	9311 San Pedro #100	173-15-0A-007.00 CO
Antioch TN 37013	San Antonio, TX 78216	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sean T Spradlin, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ali Umied Kareim, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 7 , as shown on the map entitled Mill Run Subdivision Phase 1, of record in Plat Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SEAN T. SPRADLIN, by deed from CARL F. ZUROMSKI and NANCY D. ZUROMSKI, husband and wife, of record in Instrument No. 20151019-010600 , dated October 15, 2015 , said Register's Office.

Kate Williams-Spradlin joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 173-15-0A-007.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 11700, Pages 27 and 28, said Register's Office.

Declaration of Covenants, Conditions, Easements and Restrictions for Mill Run including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11675, page 472 and amended in Instrument Nos. 20000215-0015152, 20020701-0079016 and 20021121-0144876, said Register's Office.

Agreement and Easements of record in Book 3933, Page 359 and Book 10348, Page 367, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10448, page 188 and Instrument No. 2011117-0089838, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20010405-0033586, said Register's Office.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20011024-0116286, said Register's Office.

Landscape Agreement of record in Instrument No. 20010405-0033587, said Register's Office.

This is improved property located at 121 Claybrook Lane Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of January, 2019.

Sean T Spradlin

Kate Williams-Spradlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sean T Spradlin and Kate Williams-Spradlin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of January, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

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: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY