Karen Johnson Davidson County
Batch# 209846 DEEDWARR
03/26/2019 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $738.15
20190326-0027022

31724-5

Box 14

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$199,500.00.**

Angelica Martinez Garcia
Affiant

Subscribed and sworn to before me, this the 22nd day of March, 2019.

VB
Notary Public

My commission expires: 9/25/19
(AFFIX SEAL)

VENDOR'S BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Angelica Martinez Garcia	**"New Owner"**	**150-15-0B-011.00co**
336 Schoolhouse Court		
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, WE,

Samy Said, a married man

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

Angelica Martinez Garcia, single woman

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 11, EDISON PARK (FORMERLY PAINTER) "CLUSTER LOT SUBDIVISION", as shown on plat of record in Instrument No. 20060726-0090090, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Samy Said, by Warranty Deed dated October 28, 2018 from Samir Gerees and Sabah Fedry, a married couple, of record in Instrument No. 20181026-0106399, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record as shown in Instrument No. 20060726-0090090, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) 100-year flood plain

(3) Restrictive Covenants contained in instrument of record in Instrument No. 20141124-0108021, Register's Office for Davidson County, Tennessee.

(4) Declaration of Covenants, Conditions and Restrictions for Edison Park, of record in Instrument No. 20060831-0107891, Register's Office for Davidson County, Tennessee.

(5) Charter of Edison Park Homeowners' Association, Inc. of record in Instrument No. 20060724-0089083, Register's Office for Davidson County, Tennessee.

(6) Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20050603-0063189, Register's Office for Davidson County, Tennessee.

(7) Dedication of common areas to Edison Park Owners' Association of record in Instrument No. 20121114-0104903, said Register's Office.

(8) Ingress/Egress Easement conveyed to the Metropolitan Government by Deed in Instrument No. 20031125-0171384, said Register's Office.

(9) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable

The property conveyed herein is not the place of residence of the Grantor or his spouse.

This is improved property, known as **336 Schoolhouse Court, 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 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. 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 **22nd** day of **March, 2019.**

Samy Said

Samy Said

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Samy Said,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **March, 2019.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019