Karen Johnson Davidson County
Batch# 269214 DEEDWARR
08/09/2019 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $259.00
20190809-0079452

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Elizabeth C McDaniel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2019.

K. Nix
Notary Public
MY COMMISSION EXPIRES: 6/21/22
File No. G19-6297

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Zobair Rahimi (NAME)	New Owner (NAME)	7-14-A-23 CO
1521 Saunders Ave (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN. 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, I, **Arles B. Greene, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zobair Rahimi**, 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 23, as shown on the map entitled Greenview Estates, of record as Instrument Number 20011213-0137531, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Arles B. Greene, a single man by Warranty Deed from Wilford E. Bailey and wife, Phyllis Ann Bailey dated April 30, 1999 recorded May 5, 1999 of record in Book 11463, Page 489, Register's Office of Davidson County, Tennessee.

This is not the principal or marital residence of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Permanent Drainage Easement as recorded in Book 6173, Page 477, Register's Office for Davidson County, Tennessee.

2. Easement to N.E.S. by Instrument No. 20010314-0024209, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement by Instrument No. 20010223-0017162, Register's Office for Davidson County, Tennessee.

4. Easement to Bellsouth Telephone by Instrument No. 20010314-0024210, Register's Office for Davidson County, Tennessee.

5. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

6. Restrictions as recorded in Instrument No. 20011213-0137563 & 20060309-0027314, Register's Office for Davidson County, Tennessee.

7. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20011213-0137531, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is Unimproved property, known as 2213 Kayla Drive, Goodlettsville, TN 37072.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 8th day of August, 2019.

Arles B. Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of August, 2019, before me personally appeared Arles B. Greene to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 8th day of August, 2019.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. ROGERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY