Box 36

(1)

Karen Johnson Davidson County
Batch# 273527 DEEDWARR
08/19/2019 02:52:21 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20190819-0082987

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 08, 2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $175,000.00.

Affiant

Subscribed and sworn to me on August 15, 2019.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32720CDF.PFD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Erik R. Jones and Jennifer L. Jones 4405 Janefield Way Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	187000-17300

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Khalid Alsaad and Samher Hadi, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Erik R. Jones and Jennifer L. Jones, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 1, First Revision, Gene Smith Subdivision, Section Three, a plat of which is ofrecord in Instrument No. 20031030-0159905, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Khalid Alsaad and Samher Hadi by Deed from Ben Tarpley and wife, Andrea Tarpley, dated August 3, 2016 and recorded on August 5, 2016, of record in Instrument No. 20160805-0081401, Register's Office for Davidson County, Tennessee.

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

1. 2019 Davidson County Taxes which have been prorated by the parties and assumed by the Grantees.
2. All matters as shown on the plat of record in Instrument No. Instrument No. 20031030-0159905, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in an Instrument of record in Instrument No. 20121116-0105750, Register's Office for Davidson County, Tennessee.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 6877 Burkitt Road, 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, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 15th day of August, 2019.

Khalid Alsaad

Samher Hadi

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 15, 2019, before me personally appeared Khalid Alsaad and Samher Hadi to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 15, 2019.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020