Karen Johnson Davidson County
Batch# 306045 DEEDWARR
10/25/2019 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20191025-0109457

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Jan C Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF OCTOBER, 2019.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **WISSAM ALSADI** | CMG Mtg, Inc | **172-05-0A-031.00-CO** |
| (NAME) **201 TARRINGTON COURT** | (NAME) 3160 Crow Canyon Rd #400 | |
| (ADDRESS) **BRENTWOOD, TN 37027** | (ADDRESS) San Ramon, CA 94583 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JAN C. CAMPBELL, MARRIED, FORMERLY KNOWN AS JAN C. ZEPERNICK, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WISSAM ALSADI, SINGLE,** HEREINAFTER CALLED THE GRANTEE,HIS 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. 13, on the Final Plat of Oakmont Subdivision, Phase One, a Planned Unit Development, of record in Plat Book 7900, Page 479, and amended in Plat Book 7900, Page 480, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James W. Bilyeu, married, and Jan C. Zepernick, unmarried, joint tenants with right of survivorship, from Patricia B. Allen, single, by deed dated September 5, 2000, of record in Instrument No. 20000908-0089237, said Register's Office. Being further conveyed to Jan C. Zepernick from James W. Bilyeu and wife, Wadean Bilyeu by Quitclaim Deed dated November 21, 2000, of record in Instrument No. 20001122-0115259, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plan of record in Plat Book 7900, Page 479 and amended in Plat Book 7900, Page 480; Charter & Articles of Incorporation of Oakmont Homeowner's Association, Inc. of record in Book 8868, Page 942; Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Book 8850, Page 631, Book 9453, Page 119, and Instrument No. 20050616-0069202; Easement of record in Instrument No. 2008121-00119225; Open Space agreements of record in Book 9440, Page 530, and Instrument No. 20041208-0146211; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF JAN C. CAMPBELL.****

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. 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 hand this 24 day of October, 2019.

Jan C Campbell

**JAN C. CAMPBELL**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jan C. Campbell,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24 day of October, 2019.

My commission expires: **May 2, 2022**

Lee A. Cohen

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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