Bk # 14
32553.3

WARRANTY DEED

Karen Johnson Davidson County
Batch# 312009 DEEDWARR
11/06/2019 08:53:11 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20191106-0114565

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$410,000.00.**

Amer N Massad
Affiant

Subscribed and sworn to before me, this the **5th** day of **November, 2019.**

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

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
Amer N. Massad **Elizabeth S. Naber**	**Simmons Bank**	**142-14-0-B-015.00co**
7532 Old Harding Pike	**425 West Capitol 12th Floor**	
Nashville, TN 37221	**Little Rock, AR 72201**	

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,

Suzan Ramadan

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

Amer N. Massad and Elizabeth S. Naber, husband and wife

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 No.15 on the Final Plat, Phase One, Section VIII, River Plantation, of record in Plat Book 6900, Page 475 and 476, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all the same property conveyed to Suzan Ramadan, by Warranty Deed dated January 26, 2010 from Charles M. Brown and spouse, Amy N. Brown, of record in Instrument No. 20100202-0008311, 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 in Plat Book 6900, Page 475 and 476, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for River Plantation Section VIII, Phase One, of record in Book 7389, Page 941, Register's Office for Davidson County, Tennessee;

3) Declaration of Covenants, Conditions and By-Laws for River Plantation Section 8-11, Umbrella Association, Book 7389, Page 924, Register's Office for Davidson County, Tennessee;

4) Easement for Right of Way granted to USA for power transmission lines, of record in Book 2277, Page 619, Register's Office for Davidson County, Tennessee;

5) Stormwater Detention Agreement as set forth in Instrument of record in Book 7344, Page 438, Register's Office for Davidson County, Tennessee;

6) Right-of-way conveyance, of record in Book 9338, Page 14, of record in Book 9304, Page 604, of record in Book 9304, Page 596, of record in Book 9304, Page 599, Register's Office for Davidson County, Tennessee;

7) Perpetual easement of record in Book 7400, Page 792, Register's Office for Davidson County, Tennessee;

8) Taxes for 2019, have been prorated between the parties and were paid by the Grantor herein and for the subsequent years, not yet due and payable.

This is Improved (_X___) Unimproved (____) property, known as **7532 Old Harding Pike Nashville, TN 37221**

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 **5th** day of **November, 2019.**

Suzan Ramadan

Suzan Ramadan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Suzan Ramadan,** the within named seller, 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 Nashville, Tennessee, this **5th** day of **November, 2019.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON