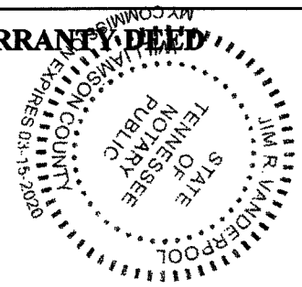
Karen Johnson Davidson County
Batch# 330870 DEEDWARR
12/17/2019 11:21:30 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00
20191217-0130124

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $900,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF DECEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1447LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Damn LLC	New Owner	
1556 Crestview Dr		034 05 0 074.00
Madison, TN 37115		

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 HEREBY ACKNOWLEDGED, WE,

ABDULLAH MALEK, AND WIFE, LINDA MALEK

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

DAMN LLC

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:

Being Lot 1 on the Final Plat of the Re-Subdivision of Lot 22 and Part of Reserved Strip on the Map of Bransford Realty Company's Alto Loma Subdivision, of record at Instrument Number 20001026-0106279, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Abdullah Malek and wife, Linda Malek by Quitclaim Deed from NBP, LLC, a Tennessee limited liability company, recorded on the 15th day of December, 2008 in Instrument No. 20081215-0119890, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20001026-0106279 and Plat Book 421, Page 44, in the Register's Office of Davidson County, Tennessee.
4. Charter of Damn, LLC recorded at Instrument No. 20180601-0052201, in the Register's Office of Davidson County, Tennessee.
5. Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also the rights of others entitled in and to the use thereof. (Railroad Rights in and to any portion of the subject property within the bounds of the railroad right of way adjoining Western boundary of the subject property)
6. Agreement for Dedication of Easement for Public Pedestrian & Utility Easement recorded at Instrument No. 20070904-0105897, in the Register's Office of Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Water Mains and Appurtenances recorded at Instrument No. 20070710-0081937, in the Register's Office of Davidson County, Tennessee.
8. Stormwater Detention Agreement recorded at Instrument No. 20060120-0007506, in the Register's Office of Davidson County, Tennessee.
9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20070710-0081908, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1556 Crestview Dr, Madison, TN 37115

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 in 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 our hand on the 16th day of December, 2019.

Abdullah Malek

Linda Malek

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ABDULLAH MALEK AND LINDA MALEK, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of December, 2019.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC JIM R VANDERPOOL WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

My Commission Expires: 3-15-2020

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY