Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $298,000.00.

Affiant

Subscribed and sworn to me this 27th day of April, 2020.

NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Attorney
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #33366CDF

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Fadle Abdelsayed and Mariam Said 801 Split Oak Court Antioch, TN 37013	U.S. Bank N.A. 4801 Frederica Street Owensboro, KY 42301	150-14-D-022.00 C0

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, **Ashley Darnell Taylor, a married woman**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Fadle Abdelsayed and Mariam Said, a married couple**, 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 No.106 on the Plan of Keeneland Downs, Phase One, RS 10 Cluster Lot Subdivision, a Planned Unit Development, of record in 20070612-0070162, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashley Darnell, unmarried woman, by Warranty Deed from BMCH Tennessee, LLC, a Delaware limited liability company, of record on June 23, 2016 as 20160623-0063955, Register's Office for Davidson County, Tennessee. The said Ashley Darnell having since married and is now known as Ashley Darnell Taylor.

Karen Johnson Davidson County
Batch# 392718 **DEEDWARR**
04/28/2020 12:06:38 PM 3 pgs
Fees: $18.00 Taxes: $1,102.60

20200428-0044230

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

1. 2020 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. Declaration of Restrictive Covenants contained in instrument of record in Instrument No. 20050428-0047256, Register's Office for Davidson County, Tennessee.
3. Supplementary Declaration of Restrictive Covenants for Keeneland Downs of record in Instrument No. 20100329-0023418, Register's Office for Davidson County, Tennessee.
4. Right-of-Way Easement to Davidson County, Tennessee, of record in Book 2544, page 388 and in Book 2544, page 450, Register's Office for Davidson County, Tennessee.
5. Right-of-Way Easement to Colonial Pipeline Company, of record in Book 3570, page 15, Register's Office for Davidson County, Tennessee.
6. Storm Water Detention Agreement of record in 20051026-0129107, Register's Office for Davidson County, Tennessee.
7. Easement to BellSouth Telecommunications, Inc., as set forth in Instrument of record in 20070625-0075335, Register's Office for Davidson County, Tennessee.
8. Declaration of Public Utility Easement Agreement with Covenants and Restrictions of record in Instrument No. 20080312-0024884, Register's Office for Davidson County, Tennessee.
9. Charter of Keeneland Downs Homeowners' Association, Inc., of record in Instrument No. 20100329-0023419, Register's Office for Davidson County, Tennessee.
10. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in 20140625-0055377, Register's Office for Davidson County, Tennessee.
11. Any liens for assessments as provided for in the Declaration of Restrictive Covenants.
12. 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 4905 Secretariat Drive, 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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 27th day of April, 2020.

Ashley Darnell Taylor

Ashley Darnell Taylor

Justin Taylor, Spouse of Grantor, hereby Joins in on this conveyance to convey any Marital interest he may have in the subject property

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Ashley Darnell Taylor and Justin Taylor to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) 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 this 27th day of April, 2020.

Andrea Freeman

NOTARY PUBLIC

My Commission Expires: 1/8/2024

ANDREA FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JAN 08, 2024