Bx 1

WARRANTY DEED

BOOK 11091 PAGE 679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00

SAMI TAKLA
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 1998.

NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES August 19, 2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.
My Commission Expires 2-19-2002

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sami Takla	**Mid-State Financial Services, Inc.**	**119-15-55**
(NAME) **3118 Southlake Drive**	(NAME) **2021 Richard Jones Road**	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Robert G. McDermott and wife Patricia A. McDermott**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sami Takla and Nahed Thabet Ramzi, 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. 65 on the Plan of Southlake Section 2 of record in Plat Book 2083, Page 84, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert G. McDermott and wife Patricia A. McDermott by deed of record in Book 9013, Page 265, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **3118 Southlake Drive, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

04822 76
IDENTIF. & REFERENCE

98 SEP -1 PM 12:37
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this 26th day of August, 1998.

Robert G. McDermott

Patricia A. McDermott

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 Robert G. McDermott and wife, Patricia A. McDermott the bargainors, with whom I am personally acquainted or proved to me 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 Nashville, Tennessee, this 26th day of August, 1998.

Notary Public

Commission expires:

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires 2-19-2002

4788 09/01 0101 03CHECK 290.35

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11091 PAGE 681

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 75500.00
				CON TX 279.35
				PRFEE 1.00
				MDEED 8.00
				CFEE 2.00
				TOTAL 290.35
				CHECK 290.35

09/01/98 01 12:38 0001 4788

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 SEP -1 PM 12:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04822276
IDENTIF. # REFERENCE

No. 1340239