WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$132,000.00**.

N-Hanna -
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED, THIS THE 20th day of April, 2000.

Notary Public

MY COMMISSION EXPIRES January 31, 2004
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Instr:200005020043490 Page: 1 OF 2
REC'D FOR REC 05/02/2000 8:54:26AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $488.40

THIS INSTRUMENT WAS PREPARED BY:
Michael J. Philbin, PC, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Naser G. Hanna	North American Mortgage Company	
(NAME)	(NAME)	
3845 Faulkner Drive	4301 Hillsboro Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

My Commission Expires JAN. 31, 2004

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, Jeff Ackerman, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTONASSER G. HANNA, A MARRIED MAN AND SUSAN F. KOSTANDY, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND INDAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 7 on the plan of Ellis Subdivision, Phase 2, of record in Book 11190, Page 105, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to the Grantor by Deed of even date being recorded simultaneously herewith.

BEING the same property conveyed to Jeff Ackerman by deed from Pamela Jean Ellis, unmarried of record in Book 10885, Page 776, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3845 Faulkner 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.

Witness my/our hand(s) this 20th day of April, 2000.

Jeff Ackerman

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 Jeff Ackerman, a single person, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of April, 2000.

Commission expires: January 31, 2004

Kathleen Calasus Notary Public

KATHLEEN CALASUS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004