WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$86,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Ziady	Franklin National Bank	**106-14-32**
(NAME)	(NAME)	
94 Scobey Drive	110 3rd Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Franklin, TN 37064	
(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, **DANIEL J. EPRIGHT AND WIFE, PATRICIA A. EPRIGHT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL ZIADY, UNMARRIED AND GEORGE ZIADY, MARRIED**, 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. 36 on the plan of Raymond Heights of record in Book 1424, Page 141 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 Daniel J. Epright and wife, Patricia A. Epright by deed from Jerry W. Fitch of record in Instrument No. 200008010075611 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement and restrictions of record in Property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **94 Scobey Drive, Nashville, TN 37210**

(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 our hands this 5th day of May, 2003.

Davidson County DEEDWARR
Recvd: 05/08/03 14:43 2pgs
Fees:13.00 Taxes:320.05
20030508-0062068

Daniel J. Epright by Patricia Cantrell, his attorney-in-fact
Daniel J. Epright
By: Patricia Cantrell, his Attorney-In-Fact

Patricia A Epright by Patricia Cantrell, her attorney-in-fact
Patricia A Epright
By: Patricia Cantrell, her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Patricia Cantrell which whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Daniel J. Epright and Patricia A. Epright and being authorized to act on behalf of said persons, she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of May, 2003.

Commission expires: July 26, 2003

Shannon Philbin Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003