WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Janet McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2003

Notary Public

MY COMMISSION EXPIRES: 2-23-2004

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/21/03 14:34 2pgs
Fees:13.00 Taxes:358.90

20031121-0170053

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammed A. Mossa	Mohammed A. Mossa	Map 133-16-0
(NAME) 301 Verbena Drive	(NAME)	Parcel 14.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, Steven Davis,* ~~unmarried~~, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohammed A. Mossa and Wife, Myan H. Said , 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:

*and wife Danette L. Davis

BEING Lot No. 35 on the Plan of Highview Acres, as shown by plat of record in Plat Book 2331, page 52, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Steven Davis by Quit Claim deed from Etta Swicewood-Davis of record in Instrument Number 200204170047583, Register's Office for said County.

The said Steven Davis having since married is joined in this conveyance by his wife Danette L. Davis.

Easement as shown of record in Deed Book 8935, Page 354, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 301 Verbena 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.

Danette L. Davis by Andrew Brown Attorney In Fact

Danette L. Davis

Russell Stephen Davis by Andrew Brown Attorney In Fact

Steven Davis

STATE OF Tennessee
COUNTY OF Wilson

On this the 31st day of October, 2003, before me personally appeared Andrew Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Steven Davis,* and who acknowledged that he executed the same as the free act and deed of the said Steven Davis* by virtue of that Power of Attorney, duly executed by the said Steven Davis* and appearing of record in Instrument Number 20031121-0170052, of Register's Office of Davidson County, Tennessee.

*Danette L. Davis

Witness my hand and official seal this 31st day of October, 2003.

My Commission Expires: 6-9-07

Wendy L Lockett
Notary Public

WILSON COUNTY, TENN. NOTARY PUBLIC AT LARGE WENDY L LOCKETT

File Number23100493
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122