BOX 13
10829

WARRANTY DEED

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/25/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samir Shaker Gergis	Bank of America N.A.	135-10C-88
(NAME)	(NAME)	
3113 Deercreek Trail	900 West Trade Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Charlotte, NC 28255	
(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, Fischer & Ford Group LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samir Shaker Gergis and wife, Awatef Salama Saman and Tamer Mosa, unmarried, 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. 82 on the Final Plat of Ransom Park, Section Four of record in Instrument No. 20040323-0032419, Register's Office for said County, Tennessee, to which reference is made for a more complete description.

Being *PART OF the same property conveyed to Fischer & Ford Group, LLC, by deed of record in Instrument No. 20050622-0071749, 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 3113 Deercreek Trail, Nashville, TN

(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.

Davidson County DEEDWARR
Recvd: 12/28/05 12:02 2 pgs
Fees:13.00 Taxes:564.25
20051228-0155229

Witness my hand this 20th day of December, 2005.

Fischer & Ford Group LLC

By: James A. Ford

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared James A Ford with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of Fischer & Ford Group, LLC, a limited liability company, and that he as such Secretary, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Secretary.

Witness my hand and official seal at Nashville, Tennessee this 20th day of December, 2005.

Commission expires:

7-25-09

Heidi Jo Clark
Notary Public

