WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

ELAINE PHELPS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 22, 2008

Davidson County DEEDWARR
Recvd: 10/30/06 12:39 2 pgs
Fees:13.00 Taxes:987.90
20061030-0134245

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ahmad Swaies	NEW OWNER	114-7B-8.00CO
(NAME)	(NAME)	
620 Wheatfield Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,

Phillip Charles Hampton, an unmarried man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ahmad Swaies and wife, Amani Aljammal,

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. 8, on the Plan of Section One, Westchase, of record as Instrument Number 20021203-0148525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phillip Charles Hampton, unmarried by deed from NVR, Inc., a Virginia Corporation, T/A Fox Ridge Homes, dated April 29, 2003, of record in instrument Number 20030507-0061097, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 620 Wheatfield Court, Nashville, TN 37209

(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 hand this 30th day of October, 2006.

Phillip Charles Hampton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 30th day of October, 2006, before me, a Notary Public in and for the State and County aforesaid, personally appeared Phillip Charles Hampton, an unmarried man, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 30th day of October, 2006.

Commission expires:

5-27-07

Sharon L. Riney

Notary Public

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.