Davidson County DEEDWARR
Recvd: 03/06/07 14:14 2 pgs
Fees:13.00 Taxes:873.20
20070306-0027749

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

File No.: **07-1491**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Tameka Clemons and Christopher Clemons, Wife and Husband, ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Hisham Bechay and Vivian Gergis, Husband and Wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being lot 162, SUGAR VALLEY, SECTION ONE, as shown on plat of record in Plat Book 9700, Pages 709-711, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tameka Clemons, married by Warranty Deed from Hanh Doan and husband, Quyen Nguyen, recorded on the 1st day of September, 2006 in Instrument No. 20060901-0108531, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Tameka Clemons executed this Warranty Deed on behalf of Christopher Clemons pursuant to the Power of Attorney, executed by Christopher Clemons, which is being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Parcel ID # **181-01-A 59.00 CO**
☒ Improved OR
☐ Unimproved property located at: **200 Sugarberry Court, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **28th** day of **February, 2007.**

Tameka Clemons

Christopher Clemons
By: Tameka Clemons, his Attorney in Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Tameka Clemons** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **28th** day of **February, 2007.**

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV 22, 2008

TNTAD01\Deeds\Warranty Rev. February 28, 2007

STATE OF **TENNESSEE** COUNTY OF **DAVIDSON**

Before me, the undersigned a Notary in and for said County and State, duly commissioned and qualified, personally appeared **Tameka Clemons**, 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 **Christopher Clemons**, and who, upon oath, acknowledged that she executed the same as the free act and deed of **Christopher Clemons**.

Witness my hand, at office, this 28th day of February, 2007.

Stacey Denson Palmer
Notary Public

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

My commission Expires:

STATE OF **Tennessee**

COUNTY OF **Rutherford**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$236,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Crystal Grayson
Affiant

Subscribed and sworn to before me on this the **28th** day ~~of February~~, 2007.

Notary Public

CARA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: 2.8.8

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Owner's Name: **Hisham Bechay and Vivian Gergis**

and Address: **200 Sugarberry Court, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
New Owner

TAMC