WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/07 10:03 2 pg:
Fees:13.00 Taxes:536.50

20070403-0039669

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 01-15-08
My Commission Expires Jan 15, 2008 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3735 N Mt Juliet Rd
STE 202
Mt Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley Johnson	Franklin American Mortgage	135140B03700CO
(NAME)	(NAME)	
2024 Ransom Place	501 Corporate Centre Dr., Suite 410	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Franklin TN 37067	
(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, Eid H. Bastwros and wife, Amal Y. Baket, now known as Amal Y. Baket Bastwros, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wesley Johnson and wife, Tiffany M. Johnson, 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. 37 on the Plan of Ransom Place, Phase One, of record in Plat Book 6900, Page 922 through 924, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Eid H. Bastwros and wife, Amal Y. Baket now known as Amal Y. Baket Bastwros, by deed of record in Instrument No. 20031104-0161890, 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 2024 Ransom Place, Nashville, TN 37217

(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 30th day of March, 2007.

Eid H. Bastwros

Amal Y. Baket Bastwros

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eid H. Bastwros and Amal Y. Baket Bastwros with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of March, 2007.

Commission expires: February 22, 2010

Notary Public

