WARRANTY DEED

File Number: 70146

Davidson County DEEDWARR
Recvd: 05/11/07 15:15 2 pgs
Fees:13.00 Taxes:423.28
20070511-0056932

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009.

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: May 23, 2009

THIS INSTRUMENT WAS PREPARED BY:
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe C. Brown	Joe C. Brown	062-02-0-A/115.00 CO
(NAME) 3025 Delta Queen Dr	(NAME) 3025 Delta Queen Dr	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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, George S. Amin, a married person Suzan S. Mikhail, a married person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe C. Brown, an unmarried person, 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:

Being Lot No. 115 on the Plan of River Trace Estates, Phase 1, Section 2, Lots: 97-104, 102-108, 110, 113-119, 122-123, 130-134, 163-164, 177-184 as of record in Plat Book 6900, Page 741, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed unto James T. Tankersley, unmarried , herein by Warranty Deed from Troy W. Davenport, filed for record on July 31, 1997, in Book 10551, page 84, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed unto George S. Amin and Susan S. Mikhail by Warranty Deed from James T. Tankerslay, unmarried, filed for record on April 17, 2001 in Instrument # 20010417-0037247.

Subject to all easements, convenants, conditions, reservations, leases and restriction or record, all legal highways all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

unimproved ☐

This is improved ☒ property, known as 3025 Delta Queen Dr, Nashville, TN 37214

(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 24th day of April, 2007.

G. S. Amin
George S. Amin

Suzan S. Mikhail
Suzan S. Mikhail

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George S. Amin and Suzan S. Mikhail, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that George S. Amin and Suzan S. Mikhail executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of April, 2007.

Commission expires: May 23, 2009

MY COMMISSION EXPIRES:
May 23, 2009

Rachel L. Bell — Notary Public

RACHEL L. BELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Return To:
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218
(615) 256-3353