WARRANTY DEED

File Number: 70212

Davidson County DEEDWARR
Recvd: 05/18/07 10:41 2 pgs
Fees:13.00 Taxes:999.00

20070518-0059536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF MAY 2007.

Notary Public

MY COMMISSION EXPIRES: November 22, 2010.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 1004 Hickory Hill Lane, Suite 9, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerges Beshay	FMFC, An Arizona Corporation	181-10-0-A-17
(NAME)	(NAME)	
116 Autumn Oaks Court	8 Cadillac Dr., Suite 100	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood TN 37027	
(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, Nancy* Pritchard, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerges Beshay, and wife, Wafaa Beshay, 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:

*R.

Being Lot Number 17 on the plan of Section One, Autumn Oaks, of record in Plat Book 9700, page 913 and 914, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nancy R. Pritchard by Warranty Deed from William C. Wheeler and wife Rowena A. Wheeler, dated January 19, 2007 of record in Instrument No. 20070124-0009809, Register's Office for Davidson County, Tennessee.

Subject to restrictions of Record in Instrument No. 200109120099443, in Instrument No. 200305130064238, in Book 6704, page 397, in Book 6968, page 30, and in Book 6704, page 405, Register's Office of said County.

Subject to all matters of record in Plat Book 9700, Pages 913 & 914, Register's Office for Davidson County, Tennessee, which have not been violated to date, and violation shall not cause reversion of title.

Subject to: Easements and intrusions Cemetery easements of record in Book 261, page 284 and in Book 6704, page 397, Register's Office of said County.

Subject to: Sewer easement of record in Book 7515, page 298, in Book 9343, pages 196 & 199, Register's Office of said County.

Subject to: Charter HOA of record in Instrument No. 200109120099442, Register's Office of said County.

Subject to: Storm Water Detention of record in Book 7760, page 970, Register's Office of said County.

Subject to Water easement of record in Book 3376, page 239, in Book 475, page 547, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 116 Autumn Oaks Court, Brentwood, TN 37027

(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 15th day of May 2007.

Nancy R Pritchard

Nancy Pritchard
** R.

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 Nancy R. Pritchard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 15th day of May 2007.

Commission expires: November 22, 2010

Sandra Golden Woods Notary Public

SANDRA GOLDEN WOODS Notary Public At Large DAVIDSON COUNTY, TENN.

RETURN TO:

Advantage Title & Escrow
3735 N Mt Juliet
SUITE 202
Mt Juliet, TN 37122
615-773-8216
13223