File No. 271001022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/09/07 10:05 2 pgs
Fees:13.00 Taxes:307.10
20071109-0132322

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry R. Humphreys III	SAME	075-11-0-177.00
(NAME)	(NAME)	
1018 Rachels Square Drive	SAME	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Jennifer Danley n/k/a Jennifer Ibrahim, and husband Ramy Ibrahim, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry R. Humphreys III and wife, Dana Humphreys, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 99-A on the Plan of Zone Lot Division of Lot Nos 80 thru 101 and 103 thru 107, Rachel's Square, Section TWO (now Colony Downs), as of record in Plat Book 5200, Page 623-625 and amended in Book 6050, Page 123-124; Book 6250, Page 538-543; Book 8030, Page 757; Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jennifer Danley, an unmarried person, by deed from Cynthia A. Holladay-Martin and husband Michael Martin of record in Instrument No. 200307010090491, Register's Office for said County. The said Jennifer Danley has since married Ramy Ibrahim and is now known as Jennifer Ibrahim.

Restrictive Covenants of record in Book 6619, Page 777; Book 6619, Page 782; Book 8030, Page 757; Book 11627, Page 594; Register's Office of said County.

Subject to all matters as set forth per Plat Book 5200, Page 623 and amended in Book 6050, Page 123; Book 6250, Page 538; Book 8030, Page 757; Register's Office of said County.

This conveyance is further 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.

unimproved ☐

This is improved ☒ property, known as 1018 Rachels Square Drive, Hermitage, TN 37076
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Ramy Ibrahim

Jennifer Danley n/k/a Jennifer Ibrahim

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ramy Ibrahim and Jennifer Danley n/k/a Jennifer Ibrahim the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 6th day of November, 2007.

Commission expires:

5-24-08

Notary Public

File Number: 271001022

~~RETURN TO~~:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

Return to

[illegible]

[illegible] DAVIDSON PIKE

SUITE 201

NASHVILLE, TN 3721[illegible]

PH 615 883 5883

FAX 615 883 75[illegible]

Jessica Talbott
State of Tennessee
Notary Public
Davidson Co.