(3)

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067
(615) 370-4443

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,500.00

Heather A Combs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF SEPTEMBER, 2008

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/07/08 13:36 2 pgs
Fees:13.00 Taxes:1400.45

20081007-0101782

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC, 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nabil J. Azar	Same	172140B1900CO
(NAME) 5140 Ravens Glen	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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,

SABA SILE, AN UNMARRIED PERSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NABIL J. AZAR, and wife, Joelle J. Hallak

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. 191 on the Plan of Winfield Park, Phase 1, Section 2, Revision 2, a Planned Unit Development, of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 200103130024087, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Helen Sile, single, and Saba Sile, single and Isaac Sile and wife, Abeba Abrha by Special Warranty Deed from Turnberry Homes, L.L.C., a Tennessee limited liability company dated 7/27/2001 filed of record 7/27/2001 in Instrument No. 20010727-0080132, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Saba Sile, single by Quit Claim Deed from Helen Sile, single, Isaac Sile and wife, Abeba Abrha. XXX # 20081007-0101781

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 5140 Ravens Glen, Nashville, TN 37211
(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/our hand(s) this 25 day of September, 2008

Saba Sile

*** Further being the same property conveyed to Saba Sile, single by Quitclaim Deed from Helen Sile, single of Record in Instrument # 20081007-0101780, Registers Office for Davidson County Tennessee. .

STATE OF CALIFORNIA

COUNTY OF ALAMEDA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Saba Sile, an unmarried person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 25 day of September, 2008

Commission expires:
SEPT. 26, 2008

Sheila Contreras
Notary Public

NOT CALIFORNIA ACKNOWLEDGMENT



* Nabil J. Azar being one in the same as Nabil Azar.