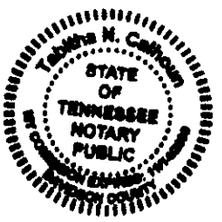
WARRANTY DEED

book186

Davidson County DEEDWARR
Recvd: 12/09/08 13:42 2 pgs
Fees:13.00 Taxes:543.90

20081209-0118852



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Kenneth Swaggart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2008.

Tabitha N. Calhoun
Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jabbar Saliba	NEW OWNERS	161-09-0-065.00
(NAME)	(NAME)	
415 Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, Erik Nels Hansen and wife, Amanda K. Hansen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jabbar Saliba and Nadine Saliba, Husband and Wife, 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 all of Lot No. 13A on the Plan of Section One, Zone Lot Division, Lot 13, Brentwood Meadows, as shown on Plat of record in Plat Book 5200, Page 694, as revised in Book 6250, Page 294, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Erik Nels Hansen and wife, Amanda K. Hansen, by Warranty Deed dated May 21, 2001 from Michael W. Penny and Jennifer Clark Penney, husband and wife of record in Instrument No. 20010524-0053984, 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 415 Hill Road, Nashville, TN 37220

(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 20th day of November, 2008.

Erik Nels Hansen

Amanda K. Hansen

STATE OF Alabama

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erik Nels Hansen and Amanda K. Hansen, 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 purposes therein contained.

Witness my hand and official seal at Birmingham, Alabama, this 20th day of November. 2008.

Commission expires: 07.14.2009

Karen K Macken
Karen K Macken Notary Public

KAREN K. MACKEN NOTARY PUBLIC ALABAMA STATE AT LARGE