WARRANTY DEED 14644

Davidson County DEEDWARR
Recvd: 09/03/09 11:40 3 pgs
Fees:18.00 Taxes:407.00
20090903-0083013

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Shehta Tanious
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2009.

Anthony Ellis
Notary Public

MY COMMISSION EXPIRES: September 17, 2011.
(AFFIX SEAL)

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shehta Y. Tanious	**U.S. Bank N.A.**	**135-10-0-C-052.00 CO**
(NAME)	(NAME)	
1816 Olive Circle	**4801 Frederica Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Owensboro, KY 42301**	
(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, Sylvia J. Davis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shehta Y. Tanious and Hanan S Wasif, 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:

Land in Davidson County, Tennessee, being Lot No. 47 on the Final Plat of Ransom Park, Section Three of record in Instrument No. 20030718-0101335, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sylvia J. Davis by deed of record in Instrument 20080905-0091199, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Sylvia J. Davis by Donna Ritter as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20090903-0083012 **, in the Register's Office for Davidson County, Tennessee.**

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **1816 Olive Circle, Nashville, TN 37217**

(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.

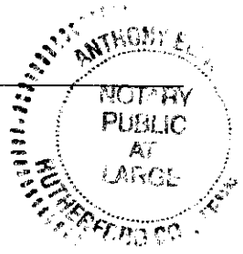
Witness **my/our hand(s)** this **1st day of September, 2009**.

Sylvia J. Davis
By: Donna Ritter, Attorney-in-Fact

State of Tennessee County of Rutherford

On this 1st day of September, 2009 before me personally appeared Donna Ritter, the person who executed the foregoing instrument on behalf of Sylvia J. Davis, and acknowledged that she executed the same as the free act and deed of the said Sylvia J. Davis, through Power of Attorney granted her, by the said Sylvia J. Davis.

Notary Public



Commission Expires:9/17/2011

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 1-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY