WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2011. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) NOTARY PUBLIC My Commission Expires OCT 21, 2013
BOX 10-A	

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Salloum	New Owner	
(NAME) 3817 Abbott Martin Road	(NAME)	119-14-158
(ADDRESS) Nashville, TN 37215	(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, **VICKI LYNN ERVIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH SALLOUM AND NICOLE SALLOUM, 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. 15 on the Plan of Tuggle Heights, of record in Book 1130, page 90, Register's Office for said County.

Said Lot No. 15 fronts 60 feet on the westerly margin of Tuggle Avenue and extends back 157.3 feet on the northerly line and 157.1 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Philip C. Hemmer and wife, Vicki Lynn Hemmer by deed from Arthur M. Toombs and wife, Dorothy H. Toombs, of record in Book 4977, page 677, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Vicki Lynn Ervin by deed from Philip Charles Hemmer, of record as Instrument No. 20010206-0011810, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2011 real property taxes and (b) all matters appearing on the plan of record in Book 1130, page 90, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2915 Tuggle Avenue, 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.

BILL GARRETT, Davidson County
Trans:T20110037283 DEEDWARR
Recvd: 06/22/11 09:36 2 pgs
Fees:13.00 Taxes:277.50
20110622-0047716

Witness my hand this 17th day of June, 2011.

Vicki Lynn Ervin

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 Vicki Lynn Ervin, the bargainor, 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 17th day of June, 2011.

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Notary Public

My Commission Expires OCT 21, 2013