Box 13
17196

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shara Farag 5698 Deer Valley Trail Antioch, TN 37013	NewPenn Financial 4000 Chemical Rd. Ste 200 Plymouth Meeting, PA 19462	173-8A-81.00 CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20120068855 DEEDWARR
Recvd: 09/13/12 10:21 2 pgs
Fees:13.00 Taxes:814.00
20120913-0083077

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

Subscribed and sworn to before me, this the 11th day of September, 2012.

Notary Public

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Brandon M Toole and wife, Rebecca L Toole, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Shara Farag,** married **("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee being Lot No. 1, on the Final Plat, Section Three of Deer Valley, "Cluster Lot Subdivision," a Planned Unit Development, of record in Instrument No. 20060614-0070867, 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 Brandon M. Toole and wife, Rebecca L. Toole by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation, recorded on the 9th day of January, 2008 in Instrument No. 20080109-0002871, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **5698 Deer Valley Trail, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **11th** day of **September, 2012.**

GRANTOR(S)

Brandon M Toole

Rebecca L Toole

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Brandon M Toole and Rebecca L Toole** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **11th** day of **September, 2012.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY