WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120072342 DEEDWARR
Recvd: 09/25/12 15:39 2 pgs
Fees: 13.00 Taxes: 407.00
20120925-0087275

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Carl Trost
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bolis Boktor	new owner	14903014400
(NAME)	(NAME)	
P.O. Box 17473	P.O.Box 17473	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	NashvilleTN 37217	
(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, Bruce E. Foltz and Lynette A. Foltz, Husband and Wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bolis Boktor, Unmarried and Fatahalla Abady, Unmarried as tenants in common, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of the Addition to Edge-O-Lake Estates of record in Plat Book 6250, Page 391-392, and amended in Book 6525, Page 812, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed by Warranty Deed on April 28, 2007 to Bruce E. Foltz and Lynette A. Foltz, Husband and Wife from Kenneth Lee Wood, of record in Instrument No. 20070503-0053293, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD IN BOOK 1489, PAGE 75, AND BOOK 1494, PAGE 289, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO RIGHT-OF-WAY DEED OF RECORD IN BOOK 2905, PAGE 435, AND BOOK 2905, PAGE 495, SAID REGISTER'S OFFICE; SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF THE ADDITION TO EDGE-O-LAKE ESTATES OF RECORD IN PLAT BOOK 6250, PAGE 391 AND 392, AND AS AMENDED IN BOOK 6525, PAGE 812, SAID REGISTER'S OFFICE; SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, ETC., THAT MAY BE OF PUBLIC RECORD REGARDING SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 2601&2603 Lakevilla Dr., 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 our hands this 20th day of September, 2012.

Bruce E. Foltz

Lynette A. Foltz

STATE OF _California_____

COUNTY OF San Diego

On this 20th day of September, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bruce E. Foltz and Lynette A. Foltz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
JUL 09 2016

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

WALTER E. PUESCHEL
Commission # 1981874
Notary Public - California
San Diego County
My Comm. Expires Jul 9, 2016