Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130063103 DEEDWARR
Recvd: 07/24/13 13:44 3 pgs
Fees:18.00 Taxes:462.13

20130724-0076594

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **22nd** day of **July, 2013.**

Notary Public

MY COMMISSION EXPIRES: 9-23-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua L. Clayton and Erin Clayton	~~Franklin American Mortgage~~	074 12 0 105.00
(NAME)	(NAME)	
5002 Bonnavista Dr.	New Owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Sawsan Ghanem** and husband, Mustpha Haydous, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua L. Clayton and Erin Clayton, 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. 506 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, pages 1 and 2, Register's Office for said County.

Being the same property conveyed to Sawsan Ghanem by deed from The Secretary of Housing and Urban Development dated December 20, 2012 of record in Instrument No. 20121220-0117397, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to The Secretary of Housing and Urban Development by deed from Jose D. Delgado dated October 2, 2012 of record in Instrument No. 20121002-0089750, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Jose D. Delgado and Maria Y. Martinez by deed from Jose D. Delgado dated January 15, 2008 of record in Instrument No. 20080115-0004563, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Mustpha Haydous, the husband of Sawsan Ghanem, joins in this instrument for the purpose of conveying any and all rights, he may have in and to said property, marital or otherwise, to the Grantees.

unimproved ☐
This is improved X property, known as 5002 Bonnavista Dr., Hermitage, TN 37076

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, has a good right to convey it and the same is

MH

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 22nd day of **July, 2013.**

S. Ghanem

Sawsan Ghanem
~~By: Mustpha Haydous as Attorney in Fact~~

M. Hay

Mustpha Haydous

STATE OF TENNESSEE)
COUNTY OF _____)

Before me, a Notary Public in and for the State and County aforesaid, personally appeared Mustpha Haydous, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sawsan Ghanem, as Attorney-in-Fact, and acknowledged that s/he executed the same as the free act and deed of Mustpha Haydous(the principal), for the purposes therein contained.

Witness my hand and seal, this 22nd day of July, 2013.

My Commission Expires: _____ NOTARY PUBLIC

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Mustpha Haydous, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2013.

Notary Public

My Commission Expires: _____

WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Sawsan Ghanem aka S. Ghanem, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2013.

Notary Public

My Commission Expires:

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013