WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130063939 DEEDWARR
Recvd: 07/26/13 11:56 2 pgs
Fees:13.00 Taxes:814.00

20130726-0077719

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Moufeed Hannaalla	F+M Bank	173080A-05400 CO
(NAME)	(NAME)	
5645 Deer Valley Trail	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Cane Ridge, Tennessee 37013	Clarksville, TN 37040	
(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, Justin R. Bullock and wife, Lindsey J. Bullock HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Moufeed Hannaalla and Susan Tadros, 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. 84 on the Final Plat, Section Two, Deer Valley "Cluster Lot Subdivision", a Planned Unit Development, of record in Instrument Number 20060106-0002333, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin R. Bullock and Lindsey J. Bullock, married, by deed of record in Instrument Number 20110825-0065648, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Deer Valley of record in Instrument Number 20060106-0002333, Register's Office for Davidson County, Tennessee. Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20021212-0153693; amended HOA Charter of record in Instrument Number 20070807-0093758; and all existing easements and all other matters shown on plat of record in Instrument Number 20060106-0002333, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5645 Deer Valley Trail, Cane Ridge, TN 37013
(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 19th day of July, 2013.

Cassidy L. Higsby
Cassidy L. Higsby

Justin R. Bullock
Lindsey J. Bullock

STATE OF Georgia
COUNTY OF Effingham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Justin R. Bullock and Lindsey J. Bullock, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Effingham, Georgia this 19th day of July, 2013.

Commission expires: 3-11-16

Donna M Ludlam
Notary Public

