WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130066819 DEEDWARR
Recvd: 08/05/13 11:04 2 pgs
Fees: 13.00 Taxes: 333.00
20130805-0081559

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

LINDSEY G. BOSWELL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
Hussain H. Zwaeid	First Bank	
(NAME) 837 Reischa Ct.	(NAME) 3500 Blue Lake Dr., Ste. 325	133-8-80
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham, AL 35243	
(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, **ANDREW J. DUNCAN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUSSAIN H. ZWAEID, A SINGLE MAN,** 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. 75, addition to Greenwood Hills, Section 3 of record in Plat Book 5200, page 33, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Andrew J. Duncan by Warranty Deed from Paula L. Frierson, unmarried, of record in Book 9876, page 668, said Register's Office.

This is not the principal place of residence for Andrew J. Duncan.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 5200, page 33, said Register's Office; and (c) restrictive covenants of record in Book 5259, page 933, said Register's Office; (d) easements of record in Book 9384, page 112, Book 9417, page 13 and Book 9437, page 653, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 837 Reischa Ct., 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.

Witness my hand this 30 day of July, 2013.

Andrew J. Duncan

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 Andrew J. Duncan , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of July, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public