WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130083171 DEEDWARR
Recvd: 09/26/13 09:53 2 pgs
Fees:13.00 Taxes:70.30
20130926-0100972

KAREN L. TRUSTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-22-2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **18th** day of **October, 2012**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Foundation Title (NAME)	SAME (NAME)	164100A24300CO
30 Burton Hills Blvd Ste 400 (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (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, **Magdi Hanna and wife, Mary T. Mohareb**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Foundation Title & Escrow Series, LLC**, 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 all of Lot No. 98, on the Plan of final Plat Village Five, Summerfield Subdivision, as shown by plat appearing of record in Instrument No. 20051103-0133115, of the Register's Office, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Magdi Hanna and Mary T. Mohareb by Warranty Deed from CRM Central Properties, LLC, dated October 18, 2012 and filed on October 24, 2012 in Instrument Number 20121024-0097333, 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.

unimproved ☒
This is improved ☐ property, known as 4265 Sandstone Drive, Antioch, TN 37013

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 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 **18th** day of **October, 2012**

Magdi Hanna

Magdi Hanna

Mary T. Mohareb

Mary T. Mohareb

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Magdi Hanna and wife, Maray T. Mohareb**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of **October, 2012**

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-22-2016

Notary Public

My commission expires