BILL GARRETT, Davidson County
Trans:T20130094121 DEEDWARR
Recvd: 11/04/13 12:44 2 pgs
Fees:13.00 Taxes:277.50
20131104-0114294

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Nagla Tawfik
Affiant

Subscribed and sworn to before me, this 31ST DAY OF OCTOBER, 2013.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Salah Ayoub Girgis and wife, Nagla Khiry Z. Tawfik	Same as new owner	04216019800
	(NAME)	
202 A Central Avenue East		
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lotus Gilmore, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Salah Ayoub Girgis and wife, Nagla Khiry Z. Tawfik, hereinafter called the Grantees, their heirs and assigns, that 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. 6 ON THE PLAN OF DOUGLASS LEVINE SUBDIVISION AT MADISON, TENNESSEE AS OR RECORD IN BOOK 547, PAGE 44, REGISTER OFFICE FOR DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:
SAID LOT NO. 6 FRONTS 50 FEET ON THE WESTERLY SIDE OF GALLATIN PIKE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOHN P. DEFEVERS, ET. UX. LOTUS DEFEVERS, BY MARK WILLIAMS OF RECORD IN INSTRUMENT NO. 20070118-007501, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOHN P. DEFEVERS DIED ON JUNE 16, 2010, AND LOTUS DEFEVERS DIED ON AUGUST 6, 2010. SAID PROPERTY WAS DEVISED TO LOTUS LYNN GILMORE BY THE LAST WILL AND TESTAMENT OF LOTUS J. DEFEVERS DATED NOVEMBER 13, 2009. SAID WILL WAS ADMITTED TO PROBATE BY THE PROBATE COURT OF HART COUNTY, KENTUCKY, NO. 10-P-100113, AND AN "EXECUTOR'S QUITCLAIM DEED" OF THE WITHIN PROPERTY TO LOTUS GILMORE WHICH APPEARS OF RECORD AS INSTRUMENT 20130422-0039914 IN SAID REGISTER'S OFFICE WAS EXECUTED BY JAMES M. HARKNESS, II, AS EXECUTOR UNDER THE AUTHORITY OF SAID KENTUCKY COURT. SAID WILL WAS SUBSEQUENTLY ADMITTED TO PROBATE AS A MUNIMENT OF TITLE TO THE WITHIN PROPERTY BY ORDER OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, IN THE MATTER OF LOTUS J. DEFEVERS, DECEASED, DOCKET 13P-1653.

LOTUS DEFEVERS AND LOTUS J. DEFEVERS WERE ONE AND THE SAME PERSON. LOTUS LYNN GILMORE, LOTUS L. GILMORE, AND LOTUS GILMORE ARE ONE AND THE SAME PERSON.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 332 Gallatin Pike, Madison, TN 37115
(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

WARRANTY DEED
(Continued)

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/our hand(s) this 31st day of October, 2013.

Lotus Gilmore

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lotus Gilmore the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of October, 2013.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072