WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130102314 DEEDWARR
Recvd: 12/05/13 14:06 2 pgs
Fees:13.00 Taxes:517.63
20131205-0124089

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2013.

Tracey Perry
Notary Public

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

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
Galal Shokry Faheem	Primary Residential Mortgage, Inc,	135160a10500co
(NAME)	(NAME)	
2504 Somerset Drive	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Salt Lake City, UT 84116	
(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, Donna F. Miller and husband, Samuel Ricketts, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Galal Shokry Faheem, a married 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. 66 on the Plan of Tracts 8, 9, and 10 of Nashboro Village, a Planned Unit Development, as of record in Book 5200, Pages 186 through 189, inclusive, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Donna F. Miller, by deed of record in Instrument No. 20040512-0055395, Register's Office for Davidson County, Tennessee. Donna F. Miller being one and the same as Donna Faye Miller.

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

This instrument is executed on behalf of Donna F. Miller by Kristopher Miller as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20131205-0124087, in the Register's Office for Davidson County, Tennessee. Donna F. Miller being one and the same as Donna Faye Miller.

This instrument is executed on behalf of Samuel Ricketts by Kristopher Miller as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20131205-0124088, in the Register's Office for Davidson County, Tennessee.

Samuel Ricketts joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 2504 Somerest Drive, Nashville, TN 37217
(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 26th day of November, 2013.

Donna F. Miller by Kristopher Miller her attorney in fact

Donna F. Miller by Kristopher Miller her attorney in fact

Samuel Ricketts by Kristopher Miller as his attorney in fact

Samuel Ricketts by Kristopher Miller as his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26th day of November, 2013 before me personally appeared Kristopher Miller, the person who executed the foregoing instrument on behalf of Donna F. Miller, and acknowledged that he executed the same as the free act and deed of the said Donna Faye Miller, through Power of Attorney granted he by the said Kristopher Miller.

Witness my hand and official seal at Nashville, Tennessee this 26th day of November, 2013.

Commission expires:

Notary Public

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26th day of November, 2013 before me personally appeared Kristopher Miller, the person who executed the foregoing instrument on behalf of Samuel Ricketts, and acknowledged that he executed the same as the free act and deed of the said Samuel Ricketts, through Power of Attorney granted he by the said Samuel Ricketts.

Witness my hand and official seal at Nashville, Tennessee this 26th day of November, 2013.

Commission expires:

Notary Public

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017