WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130103219 DEEDWARR
Recvd: 12/10/13 11:19 2 pgs
Fees:13.00 Taxes:444.00
20131210-0125144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

VALERIE L. KAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires June 14, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Esmat Melek	Esmat Melek	107-13 51.00
(NAME)	(NAME)	
1104 Coarsey Drive	1104 Coarsey Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, I, **Botros Mekhil**, a single man, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Esmat Melek and, Madeha Terelbr**, 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 the southerly part of the "K.G. Austin" Lot, as shown on a Resubdivision of Part of T F Connolly Lands (unrecorded) Miro Meadows, Second Addition, of record in Book 1424, page 112, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 92.5 feet on the westerly side of Coarsey Drive and extends back between parallel lines 165.0 feet to a dead line.

Being the same property conveyed to Botros Mekhil, a single man, by Special Warranty Deed from Regions Bank, dated July 28, 2011, of record in Instrument No. 20110906-0068656, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; All matters appearing on the plat of record in Book 1424, page 112, and Easement for sanitary sewer and/or storm drainage all of record in Book 4159, page 158, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1104 Coarsey 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 27th day of November, 2013.

Botros Mekhil

Botros Mekhil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Botros Mekhil, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of November, 2013.

Notary Public

My Commission Expires:

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017