WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140009213 DEEDWARR
Recvd: 02/10/14 09:11 2 pgs
Fees: 13.00 Taxes: 288.60

20140210-0011253

STATE OF TN
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mamdouh Wahib	Mamdouh Wahib	14900012400
(NAME)	(NAME)	
5219 Rice Road	5219 Rice Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, **Shirley C. Gentry and Deborah C. Herrington**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mamdouh Wahib and Mary Erian, 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:

Being part of Lot No. 3 on the Map of James Johnson Lands, of record in Book 172, Page 466, Register's Office for said County, and described as follows:

Beginning at a point in the center line of Rice Road at the southwest corner of part of Lot 3 conveyed to Benjamin D. Campbell and wife, by deed from Morris Gentry and wife, of record in Book 1517, Page 259, Register's Office for said County; Thence along the center of said road south 91 feet to a point; thence leaving said Road easterly 221 feet to a point; thence northerly 194 feet to a point in the north line of Lot 3; thence along the north line of said lot north 84 deg west 73 feet to the northeast corner of the Campbell lot; thence along Campbell's east line southerly 100 feet to his southeast corner; thence westerly along his south line, 200 feet more or less, to the beginning.

Being the same property conveyed to Shirley C. Gentry and Deborah C. Herrington by deed fromThelma Campbell, of record in Book 11376, Page 109, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5219 Rice Road, Antioch, TN 37013

(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 our hands this 31st day of January, 2014.

Shirley C. Gentry

Deborah C. Herrington

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley C. Gentry and Deborah C. Herrington, with whom I am personally acquainted (or provide to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of January, 2014.

Commission expires: February 8, 2016

Carla R. Dillard Notary Public

