BILL GARRETT, Davidson County
Trans:T20140032301 DEEDWARR
Recvd: 05/09/14 12:09 2 pgs
Fees:13.00 Taxes:2578.16
20140509-0039852

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $696,800.00.

Affiant

Subscribed and sworn to before me, this the 25th day of April, 2014.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 8, 2017

Notary Public

My commission expires: 11.8.17

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jason Perry	SWBC Mortgage Corp.	**11400024400**
7433 Sawyer Brown Road	9311 San Pedro Suite 100	
Nashville, TN 37209	San Antonio, TX 7	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Zaidoun Nofal, married

Spouse, Kholoud Aburahmeh, joins in conveyance of this instrument for purpose of conveying any marital interest in said property.

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Perry and Kristie Perry

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of Final Plat 7433 Sawyer Brown and 7429 Old Charlotte Pike Property Line Overlap Resolution of record in Plat at Instrument No. 20100518-0038229, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zaidoun Nofal by deed from Amer N. Massad of record in Instrument No. 20110209-0011280 Register's Office for Davidson County, Tennessee, dated February 08, 2011 and recorded on February 09, 2011.

Being also known as 7433 Sawyer Brown Road Nashville, TN 37209.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 7433 Sawyer Brown Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF April 25, 2014:

Zaidoun Nofal

Kholoud Aburahmeh

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Davidson	)	

Personally appeared before me, a Notary Public of said County and State, Zaidoun Nofal and Kholoud Aburahmeh, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 25th day of April, 2014.

My Commission Expires: 6-26-16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20141093R