WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140058820 DEEDWARR
Recvd: 08/11/14 15:44 2 pgs
Fees:13.00 Taxes:351.50
20140811-0072425

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TN
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Maher Girgis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: April 24, 2018.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC
330 Robert Rose Dr.
Murfreesboro, TN 37129
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maher Girgis	Quicken Loans, Inc.	15011014400
(NAME)	(NAME)	
3325 Towneship Rd.	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Detroit, MI 48226-1906	
(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, Rebecca Riddle,married, f/k/a Rebecca Erickson, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maher Girgis and Teresa Hanna, 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 Lot No. 205 on the Plan of Section Three Towne Village of the Country, as of record in Book 5200, Pages 268 and 269, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca Erickson, unmarried by Warranty Deed dated 05/03/1999 from Tracy L. Majors, unmarried of record in Book 11473, Page 161, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3325 Towneship Rd., 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 my hand this 6th day of August, 2014.

Rebecca Riddle
Rebecca Riddle

Timothy Riddle
Timothy Riddle

STATE OF TN

COUNTY OF RUTHERFORD

Witness my hand and official seal at Murfreesboro, Tennessee this 6th day of August, 2014.

Commission expires: April 24, 2018



Danny Lee Smith

Notary Public