Box 14

File 26267-8
Box 14

return to: John T. Cook, P.C.
2927 Berry Hill Dr.
Nashville, TN 37204

BILL GARRETT, Davidson County
Trans:T20140065850 DEEDWARR
Recvd: 09/04/14 12:54 2 pgs
Fees:13.00 Taxes:1091.50
20140904-0081007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2014.

Notary Public

My commission expires: 5-8-18

ANNA MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ELIE JOSEPH GHANEM SABRINA EADE JUSTIN EADE	FARMINGTON MORTGAGE, A DIVISON OF CAPSTAR BANK	15600001900
7820 HIGHWAY 100	2002 RICHARD JONES RD, STE 300A	
NASHVILLE, TN 37221	NASHVILLE, TN 37215	

FOR AND IN 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 ACKNOWLEDGE, WE,

WAYNE TROUT and wife, SHERRY TROUT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sabrina Eade and Justin Eade, as tenants by the entirety as to an undivided 50% interest (the "Entirety Interest"), and Elie Joseph Ghanem, unmarried, as to an undivided 50% interest (the "Individual Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as joint tenants with right of survivorship

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. 4 on the Plan of Harpeth Heights, Section II, not of record and described according to a survey made by Hal R. Swann, Jr., Surveyor, March 9, 1953, described as follows, to-wit:

Beginning on the northerly margin of Highway No. 100, 300 feet west of the 'southwest corner of the property conveyed to Marvin P. King and wife, by deed from E.U. Buchi and wife, of record in Book 2139, Page 535, said Register's Office, being the corner of Lots Nos. 3 and 4; thence with the line between said two lots northwardly 200 feet; thence westwardly 150.45 feet; thence southwardly 211.2 feet to the northerly margin of said Highway No. 100; thence with the northerly margin of same, eastwardly 150 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO WAYNE TROUT and wife, SHERRY TROUT, BY WARRANTY DEED FROM REGINA EARHEART BASTOKY AND SCOTT BASTOKY, CO-ADMINISTRATORS FOR THE ESTATE OF JOSHUA NATHANIEL BASTOKY, DECEASED, DATED AND RECORDED ON 03/27/2012 IN INSTRUMENT NUMBER 20120327-0025990, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 7820 HIGHWAY 100, NASHVILLE, TN 37221.

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 in 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/our hand(s) this 19th day of August, 2014.

Wayne Trout By Sherry Trout as attorney in fact

WAYNE TROUT
BY SHERRY TROUT AS ATTORNEY IN FACT

Sherry Trout

SHERRY TROUT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SHERRY TROUT, 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 19th day of August, 2014.

Notary Public

My Commission Expires: 9.21.15

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SHERRY TROUT, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of WAYNE TROUT, and is authorized by him to execute this instrument on his behalf by virtue of a Specific Durable Power of Attorney recorded in Book ★, Page _____, in said Register's Office.

Witness my hand and official seal at office, this 19 day of August 2014

★Instrument # 20140904-0081006

Notary Public

My Commission Expires: 9.21.15

MICHELLE HIGHTOWER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015