BILL GARRETT, Davidson County
Trans:T20140076034 DEEDWARR
Recvd: 10/08/14 10:45 2 pgs
Fees:13.00 Taxes:1550.30
20141008-0093257

State of Tennessee
County of ~~Williamson~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is **$419,000.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2014.

Notary Public

My commission expires: 1-9-2016

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Suha Assi	**Franklin Synergy Bank**	**092-13-0-301.00**
346 Chamberlin Street	**722 Columbia Avenue**	
Nashville, TN 37209	**Franklin, TN 37064**	

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 ACKNOWLEDGED, WE,

Kevin McGinn, married and Tim Wilson, unmarried,

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

Omar Assi and Suha Assi, 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(s) 3, of Block 26, as shown on the map entitled Map of Subdivision of Plummer Place and part of Blocks No's. 3-8-13-18 and 23 in Charlotte Park 2nd Addition to Nashville, of record in Plat Book 161, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 3 fronts 50 feet on the easterly side of Chamberlin Street, formerly 38th Avenue, North and runs back between parallel lines 154 feet, more or less, to an alley.

Being the same property conveyed to Timothy Ray Wilson and wife, Anna E. Wilson, by deed from Wilson Enterprises, Inc., of record in Book 11055, page 914, dated July 30, 1998, said Register's Office. Being further conveyed to Timothy Ray Wilson by deed from Anna E. Wilson of record in Instrument No. 20080103-0000686, dated November 7, 2007, said Register's Office. Being further conveyed to Timothy Wilson and Kevin McGinn by deed from Timothy R. Wilson, of record in Instrument No. 20140116-0004303, dated January 15, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **346 Chamberlin Street, 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 Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors 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 6th day of October, 2014.

Kevin McGinn

Timothy Wilson

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kevin McGinn and Timothy Wilson**, the bargainor(s) with whom I am personally acquainted (or proved 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, at office, this **6th** day of **October, 2014.**

Notary Public

My Commission Expires: 09-19-2016

