WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140078230 DEEDWARR
Recvd: 10/16/14 16:28 2 pgs
Fees:13.00 Taxes:442.15

20141016-0095795

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/4/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adel Khalil	New Owner	149010A02100CO
(NAME)	(NAME)	
2149 Mullen Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Asher Stolz, and wife Jennifer Stolz**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Adel S. Khalil and Mervat M. Metri, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 21, on the Final P.U.D. Plan, Phase II, Mullen Valley, plat of record in Book 6250, Page 477, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Asher Stolz, an unmarried person by Special Warranty Deed dated 11/13/2007 from The Bank of New York Trust Company, N.A., as Successor in Interest to JPMorgan Chase Bank, National Association, as Trustee-SURF 2005-BC1 of record in Instrument 200711190135030, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1)All matters as set forth per plat of record in Book 6250, Page 477, (2) Additional Restrictive Covenants of record in Book 6577, Page 20, (3) Declaration of Covenants, Conditions and Restrictions of record in Book 6577, Page 25, as amended of record in Book 7311, Page 333, as amended of record in Book 8042; Page 601, (4) By-Laws of record in Book 6577, Page 52, as amended in Book 7311, Page 333, (5) Deed of Conveyance Easement of record in Book 6983, Page 683 and Book 6983, Page 696, (6) Quitclaim Deed to the Homeowner's Association of record in Book 6577, Page 17, (7) Charter of record in Book 6583, Page 351, said Register's Office.

The said Jennifer Stolz, spouse of Asher Stolz joins in this conveyance to convey any and all marital interest she may have in the property.

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 2149 Mullen Circle, Nashville, TN 37217

(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 GRANTEE(S), their heirs and/or 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/or 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 8th day of October, 2014.

Asher Stolz

Jennifer Stolz

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Asher Stolz and Jennifer Stolz, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of October, 2014.

Carol M Holmes

Notary Public
My Commission Expires: 5/23/16

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129