Davidson County DEEDWARR
Recvd: 11/26/14 14:41 3 pgs
Fees:18.00 Taxes:419.21
20141126-0109398

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN145048

| **WARRANTY DEED** | STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,300.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2014.

NOTARY PUBLIC

My commission expires: GAIL HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 01-23-2016 |
|---|---|

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hosam Gawargi
1435 Timber Valley Drive
Nashville, TN, 37214		108-16-0-264.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirteen Thousand Three Hundred and 00/100 Dollars ($113,300.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GAYE D. JONES, UNMARRIED,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HOSAM GAWARGI, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being a part of Lot 44 on the Plan of Percy Priest Woods, Section 2, of record in Book 5800, Page 259, in the Register's Office for Davidson County, Tennessee.

Said part of Lot 44 being Lot 44B on the Plan of the Zone Lot Division of Lots 44 and 45, Percy Priest Woods, Section 2, of record in Book 6250, Page 95, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

BEING the same property conveyed to Gaye D. Jones, unmarried, by Warranty Deed dated August 30, 1984 and recorded August 31, 1984, of record in Book 6371, Page 766, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1435 Timber Valley Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of November, 2014.

Gaye D Jones

GAYE D. JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Gaye D. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of November, 2014.

Gail Hudson

Notary Public

Gail Hudson

Printed Notary Name

My commission expires: _____

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Gail Hudson

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18.