BILL GARRETT, Davidson County
Trans:T20150002891 DEEDWARR
Recvd: 01/13/15 09:54 3 pgs
Fees:18.00 Taxes:814.00
20150113-0003453

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14452

Send Tax Bills To:

SAME/NEW OWNER

New Owner is:
Calvin Wilson
944 Seymour Avenue
Nashville, TN 37206

MAP: 082-08-0

PARCEL: 294.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Mina Guirguis and wife, Szilvia Patkos**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Calvin Wilson and wife, Leigh Ann Wilson**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: 944 Seymour Avenue, Nashville, TN 37206

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot 4, Block C, Plan of East Wood Addition, as shown on plat of record in Plat Book 332, Page 63, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Mina Guirguis and Szilvia Patkos, husband and wife, by Warranty Deed from Ruben Garces, married and Tony Ritzman, married, dated 8/8/14 and recorded 8/15/14 in Instrument Number 20140815-0073821, Register's Office for Davidson County, Tennessee.
âPower of Attorney for Tony Ritzman of record in Instrument Number 20140815-0073820, said Register's Office.

MG by GMG AIF
SP by GMG AIF
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of December, 2014.

GRANTOR:

Mina Guirguis by George M. Guirguis his attorney in fact
Mina Guirguis by George M. Guirguis
His Attorney in Fact

Szilvia Patkos by George M. Guirguis her attorney in fact
Szilvia Patkos by George M. Guirguis
Her Attorney in Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **George M. Guirguis,** with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Mina Guirguis,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Said Power of Attorney being recorded simultaneously herewith in Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 22nd day of December, 2014.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires:_____

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **George M. Guirguis**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Szilvia Patkos,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Said Power of Attorney being recorded simultaneously herewith in Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 22nd day of December, 2014.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Rita Barber
Affiant

SWORN TO and subscribed before me this 22nd day of December 2014.

NOTARY PUBLIC

My commission expires: _____

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017