# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150020683 DEEDWARR
Recvd: 03/20/15 15:53 2 pgs
Fees:13.00 Taxes:1480.00
20150320-0024416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of MARCH 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Michele McAvoy-Rubin and James H. Rubin, husband and wife | SUBC Mortgage Corporation | 115 05 0 049.00 |
| (NAME) | (NAME) | |
| 6817 Pennywell Drive | 9311 San Pedro Avenue, Ste 100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37205 | San Antonio, TX 78257 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Four Hundred Thousand And No/100 Dollars ($400,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Amena F. Zebari, Unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michele McAvoy-Rubin and James H. Rubin, 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 No. 135 on the Plan of Section Five, West Meade Hills, as of record in Book 3300, Page 98, Register's Office ✱ a more complete description.

Being the same property conveyed to Amena F. Zebari, an unmarried person by Warranty Deed from Brock C. Jones, married dated March 16, 2012 and recorded March 21, 2012 as Instrument No. 20120321-0023895, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6817 Pennywell Drive, Nashville, TN 37205

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✱ for Davidson County, Tennessee, to which Plan reference is hereby made for

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, has 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 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 our hands this 16th day of March, 2015.

Amena F. Zebari

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Amena F. Zebarithe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of March, 2015.

Notary Public

My Commission Expires:

(SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

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