WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150023374 DEEDWARR
Recvd: 03/31/15 09:58 2 pgs
Fees:13.00 Taxes:588.30
20150331-0027589

PIPER L. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 11-26-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tahseen Al Rubaye	SWBC MORTGAGE CORP	135100 C 11100 CO
(NAME)	(NAME)	
3257 Grace Crest Point	9311 SAN PEDRO, SUITE 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Eid S. Nashed and Mervat Y. Fayez, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tahseen Al Rubaye and Farah Al Rubaye, 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. 154 on the Final Plat, Revision of Lot 154, Section Five, Ransom Park, of record in Instrument No. 20041222-0152515, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Eid S. Nashed and Mervat Y. Fayez, husband and wife, by Warranty Deed from John C. Johnson and Xiaoji Zhang, husband and wife, dated April 3, 2009, of record in Instrument No. 20090407-0031826, Register's Office for to Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20041118-0138647 and Instrument No. 20041222-0152515 ; Restrictions of record in Instrument No. 20000725-0073496 and Instrument No. 20011010-0110579; Easements of record in Book 1237, page 111; Book 2649, page 593 and in Book 2905, page 509; Stormwater Detention Easement of record in Instrument No. 20001213-0122751, Instrument No. 20010206-0011474, Instrument No. 20010206-0011475, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3257 Grace Crest Point, 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 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, 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 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 27th day of March, 2015.

Eid S. Nashed

Eid S. Nashed

Mervat Y. Fayez

Mervat Y. Fayez

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Eid S. Nashed and Mervat Y. Fayez, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of March, 2015.

Notary Public
My Commission Expires: 6-4-17

File No.: 20477

