BILL GARRETT, Davidson County
Trans:T20150024515 DEEDWARR
Recvd: 04/02/15 14:33 2 pgs
Fees:13.00 Taxes:421.80

20150402-0028996

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 114,000.00

Affiant

Subscribed and sworn to before me, this 27th day of March, 2015.

Notary Public

My commission expires: 5/3/2016

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HAYTHAM K IBRAHIM **NAJWA SERHAN AYYAD**	**NEW OWNER**	**163040A53800CO**
PO BOX 218555	**PO BOX 218555**	
NASHVILLE, TN 37221	**NASHVILLE, TN 37221**	

FOR AND IN 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 ACKNOWLEDGE, WE,

CHANNA PATRICK, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HAYTHAM K IBRAHIM and NAJWA SERHAN AYYAD, 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 UNIT 538, HAMILTON CROSSINGS TOWNHOMES, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO.: 20040212-0016945, AS AMENDED IN INSTRUMENT NO.: 20050310-0026734, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CHANNA JONES, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM R. J. YORK HOMES, LLC, DATED 12/28/2005 AND RECORDED ON 12/29/2005 IN INSTRUMENT NUMBER 20051229-0156373 AND RE-RECORDED IN INSTRUMENT NUMBER 20060201-0012486, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. CHANNA JONES, HAVING SINCE MARRIED WILLIE H. PATRICK, IS NOW KNOWN AS CHANNA PATRICK. SUBJECT PROPERTY WAS NEVER THE SOLE PRINCIPAL RESIDENCE OF SAID GRANTOR, HER SPOUSE, HEIRS, NOR ASSIGNS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 3001 HAMILTON CHURCH RD., #538, ANTIOCH, TN 37013.

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 in 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 my/our hand(s) this 24th day of March, 2015.

Channa Patrick

CHANNA PATRICK

STATE OF TEXAS
COUNTY OF FORT BEND

Personally appeared before me, a Notary Public of said County and State, CHANNA PATRICK, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2015.

Sarah E Adeyeye

Notary Public

My Commission Expires: 07/11/2015

NOTARY PUBLIC STATE OF TEXAS

SARAH E ADEYEYE
My Commission Expires
July 11, 2015