WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150062778 DEEDWARR
Recvd: 07/30/15 14:35 2 pgs
Fees: 13.00 Taxes: 5365.00
20150730-0075325

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July, 2015

Notary Public

MY COMMISSION EXPIRES:

MEREDITH DURHAM MCGINNIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 12-06-2016

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tarek S. Absi	Pinnacle Bank	116-16-0
(NAME)	(NAME)	(MAP)
3809 Dorcas Drive	150 3rd Ave. South, Suite 900	055.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Donald Strong and wife, Anna Boenker-Strong, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Tarek S. Absi and wife, Ghina N. Absi, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Evergreen Heights, Part Two of record in Plat Book 1835, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald Strong and wife, Anna Boenker-Strong by Warranty deed from Murrah Ventures, LLC of record in Instrument No. 20081030-0108362 Register's Office for Davidson County, Tennessee, dated October 14, 2008 and recorded on October 30, 2008.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3809 Dorcas Drive, Nashville, Tennessee 37215

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 my/our hand(s) this 29th day of July, 2015.

Donald Strong

Anna Boenker-Strong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Donald Strong and Anna Boenker-Strong with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of July, 2015.

Notary Public

My Commission Expires: 6/21/16

