BILL GARRETT, Davidson County
Trans:T20150075263 DEEDWARR
Recvd: 09/03/15 10:13 2 pgs
Fees:13.00 Taxes:1480.00
20150903-0089857

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15573FA

Send Tax Bills To:
New Owner

New Owner is:
Andrew A. Fawaz
401 Bowling Avenue, Unit #30
Nashville, TN 37205

MAP: 104-13-0A

PARCEL: 022.00 CO

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, **Lisa R. Hill, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Andrew A. Fawaz and Rachel L. Fawz**, 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 Commonly Known As: **401 Bowling Avenue, Unit #30, Nashville, TN 37205**

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

LAND in Davidson County, Tennessee, being Building Site No. 22 on the plan of Section One, Richmeade Place, as of record in Plat Book 4860, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Lisa R. Hill by Warranty Deed from Michael F. Kipp and Mary Ann Kipp, husband and wife, dated 7/27/12 and recorded 7/30/12 in Instrument No. 20120730-0067007, Register's Office for Davidson County, Tennessee.

Sellers Initials

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 herself and her 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 2nd day of September, 2015.

GRANTOR(S):

LISA R. HILL

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Lisa R. Hill**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 2nd day of September, 2015.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11-5-18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$400,000.00**.

AFFIANT

SWORN TO and subscribed before me this 2nd day of September, 2015.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 11-5-18