File BOX 8

BILL GARRETT, Davidson County
Trans:T20150076400 DEEDWARR
Recvd: 09/08/15 15:07 2 pgs
Fees:13.00 Taxes:3182.00
20150908-0091256

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 4th day of September, 2015, by and between Maher Fawaz and Kitty H Fawaz, husband and wife, party of the first part, and Steven E Anderson, **AND MINDY L. ANDERSON, HUSBAND AND WIFE**, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, TN, BEING Lot No. 56 on the Plan of West Meade Estates, Section 1, of record in Plat Book 2663, Page 110, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description.

Being all or part of the same property conveyed to Maher Fawaz and Kitty H. Fawaz by virtue of that certain Quit Claim Deed dated November 29, 2007, at Instrument No. 20080211-0013455 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 2663, Page 110, Book 2864, Page 348, Book 3462, Page 281, and Book 4503, Page 111 in the Register's Office of Davidson County, Tennessee; 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 GRANTEE(S), his/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Maher Fawaz

Kitty H Fawaz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Maher Fawaz and Kitty H Fawaz, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of September, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Steven E Anderson
MINDY L. ANDERSON

Tax Parcel No 11511001000

Property Address: 6305 Torrington Drive
Nashville, TN 37205

MAIL TAX
BILLS TO: SAME

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $860,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Rachel Fan
AFFIANT

SUBSCRIBED AND SWORN TO before me this 4th day of September, 2015.

Debbie Mann
Notary Public

My Commission Expires:

