PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57833
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Fady Abadir Dena Fahem 1477 Timber Ridge Circle Nashville, Tennessee 37211	NEW OWNER

TAX MAP PARCEL NUMBERS: 172040A04600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Christopher Ryans, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fady Abadir and Dena Fahem, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Highlands of Brentwood, Phase Two of record in Instrument No. 200002090013331, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Christopher Ryans, unmarried by Warranty Deed from Gregory S. Slagle, an unmarried man, dated August 16, 2013, recorded on August 23, 2013 of record in Instrument No. 20130823-0089106, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, of record in Instrument No. 200002090013331, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 11356, page 815, Book 11629, page 906, Instrument No. 20021121-0144877, Instrument No. 20020722-0087704, Instrument No. 20150414-0032628, Restrictive Covenant of record in Book 11189, page 612, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 1477 Timber Ridge Circle, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20150084135 DEEDWARR
Recvd: 10/02/15 12:50 2 pgs
Fees:13.00 Taxes:980.50
20151002-0100542

WITNESS THE EXECUTION HEREOF this 30 day of September, 2015.

William Christopher Ryans

William Christopher Ryans

State of Tennessee

County of Davidson

On this 30th day of September, 2015, before me the undersigned authority, personally appeared William Christopher Ryans, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $265,000.00.

C. Walsh

Affiant

Sworn and subscribed before me this 30th day of September, 2015.

CRYSTAL SANTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Notary

My Commission Expires: _____