BILL GARRETT, Davidson County
Trans:T20150086189 DEEDWARR
Recvd: 10/09/15 09:55 2 pgs
Fees:13.00 Taxes:99.90
20151009-0103054

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 27,000.00

Safwat Nouh
Affiant

Subscribed and sworn to before me, this 5th day of October, 2015.

Notary Public

My commission expires: 9/11/17

STATE OF TENNESSEE NOTARY PUBLIC MARK FREEDOM COUNTY OF DAVIDSON

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:
Safwat Nouh	Safwat Nouh	**043040A02600CO**
740 River Landing Way	246 Groveclale Trace	
Old Hickory, TN 37138	Antioch TN 37013	

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,

Brent Dongas, married

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

Safwat Nouh

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:

Being all of Lot No. 26 on the First Revision, Final Plat of Cluster Lot Subdivision, River Landing, Section I, Phase I, formerly known as Windstar Estates, Section I, Phase I, as shown by plat appearing of record in Instrument No. 20060728-0091763 (erroneously referenced as Instrument No. 20060918-0015492 in previous deeds), both of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Brent Dongas, married by Special Warranty Deed from Pinnacle National Bank dated 06/12/09 and recorded on 06/15/09 in Instrument No. 20090615-0055214, said Register's Office for said county. **Said property is not, not has ever been the primary residence of seller.**

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 (___) unimproved (_X_) property known as 740 River Landing Way, Old Hickory, TN 37138.

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 5th day of October, 2015.

Brent Dongas

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Brent Dongas, 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 5th day of October, 2015.

Notary Public

My Commission Expires: 9/14/17

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON