Davidson County	DEEDWARR
Recvd: 10/13/15 10:47	2 pgs
Fees:13.00 Taxes:823.25	
20151013-0104002	

WARRANTY DEED

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of October, 2015,

Notary Public

MY COMMISSION EXPIRES: 2.6.17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brian W. Marlin and Tammy L. Marlin	Movement Mortgage, LLC	175 08 0 008.00
(NAME)	(NAME)	
812 Victoria Cir	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Two Thousand Five Hundred And No/100 Dollars ($222,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Awad Ryad and husband, Amir Girgis**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brian W. Marlin and Tammy L. Marlin**, hereinafter called the Granteess, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: husband and wife

Land in Davidson County, Tennessee, being Lot 5, Section 1, Hickory Woods, as of record in Book 6900, Page 509, Register's Office for Davidson County, Tennessee, to which plan reference is reference hereby made for a more complete description of said lot.

Being a portion of the same property conveyed to Errol Emamali by Quitclaim Deed from Resolution Trust Corporation, Receiver for Hill Financial Savings Association dated September 13, 1991 and recorded September 24, 1991 in Book 8449, Page 12, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Awad Ryad, married woman by Warranty Deed from Errol Emamali, married and wife Sherina Z. Emamali dated November 14, 2014 and recorded November 21, 2014 as Instrument No. 201411210107321, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 812 Victoria Cir, Antioch, TN 37013

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, has 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.

Amir Girgis, spouse of Awad Ryad, hereby joins in the execution of this document to convey any and all right, title, claim or interest he may have in said property, marital or otherwise.

Witness our hands this 8th day of October, 2015.

Awad Ryad

Awad Ryad

A Mir Girgis

Amir Girgis

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Awad Ryad and Amir Girgis, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of October, 2015.

Notary Public

My Commission Expires: 2-6-17

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018

File Number: MFR-15394