WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150090049 DEEDWARR
Recvd: 10/22/15 10:38 2 pgs
Fees:13.00 Taxes:666.00

20151022-0107510

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Karen Sygis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2015

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Girgis H Garas	Farmington Mortgage, a Division of CapStar Bank	151-09-0-B-084.00 CO
(NAME)	(NAME)	
5065 Smith Springs Pkwy.	2002 Richard Jones Rd., Ste 300A	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Tony Shyh-Hung Tseng and wife, and Hsiu-Ling Jenny Tseng,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Girgis H Garas and Jihan Zahi Yousif Henin, husband and wife,** 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:

Land in Davidson **County, Tennessee, being Lot No. 81 on the Plat of Phase 2, Lakeside Cove at Percy Priest, of record in Instrument No. 20051102-0132676, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Tony Shyh-Hung Tseng and wife, and Hsiu-Ling Jenny Tseng by deed of record in Instrument 20060407-0040454, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5065 Smith Springs Pkwy., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness my/our hands this 20th day of October, 2015.

X _____ X _____
Tony Shyh-Hung Tseng Hsiu-Ling Jenny Tseng

State of WA
County of King

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Tony Shyh-Hung Tseng and Hsiu-Ling Jenny Tseng, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 20th day of October, 2015.

X _____
Notary Public
My Commission Expires: 11/30/17

File No.: 20593

ELISA A. MILLER
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
11-30-17