WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150091324 DEEDWARR
Recvd: 10/27/15 10:00 2 pgs
Fees:13.00 Taxes:172.05
20151027-0109102

BEVERLY PARHAM
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$46,500.00

Sayed Selim
Affiant

Subscribed and sworn to before me this 23 day of October, 2015

Beverly Parham
Notary Public
My Commission expires: 11-13-18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sayed Selim	New Owner	Map 13611005300
3409 Lanawood Court		
Nashville, TN 37217	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Roy S. Jones and Cynthia Lynn Jones, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sayed Selim, married**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 509, Priest Lake Park, Section 8, of record in Book 5200, Page 418, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Roy S. Jones and Cynthia Lynn Jones, husband and wife, by Warranty Deed from Jackie W. Murphy, Sr. and Janet C. Murphy dated June 9, 2015 of record in Instrument Number 20150616-0057077, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 5200, page 418, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5960, page 868, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3409 Lanawood Court, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 23, 2015.

Roy S. Jones

Cynthia Lynn Jones

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roy S. Jones and Cynthia Lynn Jones** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 23, 2015

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY