Davidson County DEEDWARR
Recvd: 11/05/15 08:09 3 pgs
Fees:18.00 Taxes:422.36
**20151105-0112592**

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Road**
**Mt. Juliet, TN 37122**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $114,150.00.**

Affiant

**Subscribed and sworn to before me, this 4th day of November, 2015.**

Notary Public
**My commission expires: 6-18-18**

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**06-1510-76240**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Daniel Deeb | Daniel Deeb | 108-01-0-050.00 |
| 932 Shauna Drive | 303 South Elmwood Ave | |
| Nashville TN 37214 | Glendora, CA 91741 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Myrna Delores Joynes unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Daniel Deeb and Angela Deeb husband and wife**, hereinafter called the Grantees, their successors 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. 5, on the Plan of Malvin Heights, of record in Book 2330, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to C. Roger Joynes and wife, Myrna D. Joynes by deed from Daniel Manning and wife, Lillian Manning, dated November 13, 1964. recorded November 13, 1964, of record in Book 3832, Page 474, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Myrna Delores Joynes by Quitclaim Deed from Charles Roger Joynes, dated June 11, 1998, recorded July 23, 1998, of record in Book 11032, Page 674, Register's Office for Davidson County, Tennessee.

The said C. Rogers Joynes is one and the same person as Charles Roger Joynes.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 932 Shauna Drive, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 4 day of November, 2015.

Myrna Delores Joynes

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Myrna Delores Joynes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 4 day of November, 2015.

Notary Public

My Commission expires: 9-28-19

KATHLEEN A. TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

# True Copy Certification

I, Christi M. Johnston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson [Name of Notary], a notary public for this county and state, Christi M. Johnston [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

My Commission Expires: _____

{Notary' Seal}