BILL GARRETT, Davidson County
Trans:T20150096340 DEEDWARR
Recvd: 11/12/15 13:02 2 pgs
Fees:13.00 Taxes:666.00
20151112-0115021

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 30 day of October 2015 by and between Andrew Newton, married, and Thomas U. Newton, married, hereinafter referred to as GRANTOR, and Adel Gerges a married man hereinafter referred to as GRANTEE.
aka Adel Fanous Gerges

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 142 on the Final Plat of Ransom Park, Section Six of record in Instrument No. 20041118-0138645, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Andrew Newton, unmarried and Thomas U. Newton, married, as joint tenants with right of survivorship by Warranty Deed from Fischer & Ford Group, LLC dated May 25, 2007, recorded May 30, 2007, of record in Instrument No. 20070530-0064129, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 2868 Evergreen Ridge Pt, Nashville, TN 37217

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Andrew Newton

Thomas U Newton by Andrew Newton attorney in fact

Thomas U. Newton by Andrew Newton
attorney in fact

Danielle Newton

Rebecca Newton by Andrew Newton attorney in fact

Rebecca Newton by Andrew Newton
attorney in fact

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Andrew Newton and Danielle Newton, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 30 day of October, 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 30 day of October 2015 before me personally appeared Andrew Newton, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Thomas U. Newton & Rebecca Newton, and acknowledged that he executed the same as the free act and deed of said Thomas U. Newton & Rebecca Newton.

Witness my hand, at office, this 30 day of October 2015.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Adel Gerges
2868 Evergreen Ridge Pt,
Nashville, TN 37217

Send Tax Statements to:

New Owner - Same Address

Map & Parcel 135-10-0-C-166.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $180,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of October, 2015.

Notary Public

My Commission Expires: _____

STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
15-1-312

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066