WARRANTY DEED

File #15634

BILL GARRETT, Davidson County
Trans:T20150101567 DEEDWARR
Recvd: 12/01/15 12:14 2 pgs
Fees:13.00 Taxes:304.88
20151201-0121047

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-18-19
(AFFIX SEAL)

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Luciano	Same as New Owner	-092-07-0-122.00
(NAME)	(NAME)	
2351 Herman Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mohab Khamis, married and Malak Salama, married, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle Luciano,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the northerly part of Lot No. 49 on the Plat of Dr. J. B. Davis Subdivision of record in Plat Book 161, Page 123, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin located in the southeasterly intersection of the margins of 24th Avenue North and Herman Street; thence with the southerly margin of Herman Street, North 78° 8' East 73.5 feet to an iron pin; thence South 11° 49' East 114 feet to an iron pin; thence North 84° 18' West 102.5 feet to an iron pin located in the easterly margin of 24th Avenue North; thence North 2° 45' East 107 feet with the easterly margin of 24th Avenue North, to the point of beginning.

Being the same property conveyed to Mohab Khamis and Malak Salama, both married (not to each other), as joint tenants with right of survivorship by Warranty deed from Kristin M. Hostettler, William R. Hostettler, Jr., and Michael H. Read, as tenants in common of record in Instrument No. 20150901-0088418 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 1, 2015.

Being also known as 2351 Herman Street Nashville, TN 37208.

This property was not a marital residence of the Grantors herein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2351 Herman Street, Nashville, TN 37208

(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 hand this 25th day of November, 2015.

Mohab Khamis

Malak Salama

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mohab Khamis and Malak Salama, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of November, 2015.

NOTARY PUBLIC

My Commission Expires: 12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206