WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/15 09:46 2 pgs
Fees:13.00 Taxes:395.90
20151228-0129654

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $107,000.00.

Affiant

Subscribed and sworn to before me this 15 day of December, 2015

Notary Public

My Commission expires: 8-4-17

(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:
Nafei S. Massoud	SAME	107-13-0-050.00
1106 Coarsey Drive		
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, **Nancy V. Rayburn**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nafei S. Massoud**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of a tract marked "K.G. Austin" on the Plan of Miro Meadows, 2nd Addition, of record in Book 1424, Page 112, Register's Office for Davidson County, Tennessee, according to a survey by John Kohl dated December 21, 1979.

Beginning at a point on the westerly margin of Coarsey Drive thence S 84 deg. 09 min. 38 sec. West 165.0 feet to a point, thence north 5 deg. 46 min. 38 sec. West 117.5 feet to a point; thence North 84 deg. 13 min. 37 sec. East 165.0 feet to a point in the westerly margin of Coarsey Drive; thence southerly along said margin of Coarsey Drive South 5 deg. 46 min. 38 sec. East 117.31 to the point of beginning. This description included a 25 foot strip of Ainlay Drive abandoned by Metro Council Bill No. 62-433 on the northerly margin of the former lot.

Being the same property conveyed to Tommie L. Nichols and wife, Ruth B. Nichols as tenants by the entirety from Curtie Martin Talbert, a widow by Warranty Deed on February 4, 1980, of record in Book 5574, Page 88, Register's Office for Davidson County, Tennessee. Tommie L. Nichols having deceased on July 24, 2006, and Ruth Virginia Nichols having deceased on June 9, 2014. Last Will and Testament of Ruth Virginia Nichols of record in the Chancery Court of Robertson County, Tennessee at Springfield, Case, No. 74CH1-2014-CV-258, vesting the property into Nancy V. Rayburn.

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 in the estimated amount of $1,549.90 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 107-13-0-050.00, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 1424, Page 112, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 4159, Page 158, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1106 Coarsey Drive, 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 December 18, 2015.

Nancy V. Rayburn
Nancy V. Rayburn

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nancy V. Rayburn** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 18, 2015

My commission expires 5-24-17

Julie Coone
Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.