Davidson County DEEDWARR
Recvd: 01/12/16 11:53 2 pgs
Fees:13.00 Taxes:684.50
20160112-0003184

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 8th day of January, 2016.

Notary Public

My commission expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mrfat Hana **Wagih Beshara**	Owner at Property	**164100A03300CO**
216 Stonedale Way	Address	
Nashville, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

Linda H. Vaughn and Robin Wheeler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wagih Beshara and Mrfat Hana, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot Number 33 on the plan of Villlage One Summerfield, of record in instrument number 200002110014170, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda H. Vaughn and Robin Wheeler from Wilson & Associates, PLLC, as Successor Trustee, by Substitute Trustee's Deed dated August 12, 2015 and of record in Instrument No. 20150819-0083466, Register's Office for Davidson County, Tennessee. Subject property was never the principal residence of either Grantor nor any of their heirs and/or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 216 Stonedale Way, Nashville, TN 37013.

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 in 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/our hand(s) this 8th day of January, 2016.

Linda H. Vaughn

Robin Wheeler

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Linda H. Vaughn and Robin Wheeler, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 2016.

Notary Public

My Commission Expires: 9/11/17

COUNTY OF DAVIDSON
MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC

Certificate of Authenticity

I, Crystal Sarti, 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 Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY