WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/11/16 14:51 2 pgs
Fees:13.00 Taxes:1295.00
20160211-0013420

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $350,000.00.

Affiant

Subscribed and sworn to before me this 10th day of February, 2016

Notary Public
My Commission expires: _____
(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:
Sherif Roufail	SAME	083-01-0-157.00
1815 Wild Oaks Court		
Antioch, TN 3701302287		

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 **Sherif Roufail**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 4 on the plan of Mrs. Bessie Tucker's sale of Lot Nos. 6, 7 and 8, Hyronemus Subdivision, as of record in Book 332, Page 95, R.O.D.C., Tennessee, as follows:

Beginning on the westerly margin of Gallatin Turnpike at the corner of Lot Nos. 3 and 4 on said plan; thence with the westerly margin of said Turnpike southwardly 48 1/2 feet to the southeast corner of said Lot No. 4; thence with the south line of said lot westwardly 204.7 feet to the easterly margin of an alley; thence with said alley northwardly 55.4 feet, the southwest corner of Lot No. 5; thence with the south line of Lot Nos. 5 and 6 eastwardly 97.7 feet to the southeast corner of said Lot No. 6; thence with the east line of Lot No. 6 northwardly 12 feet to the southwest corner of Lot No. 3; thence with the line between Lot Nos. 3 and 4 eastwardly 119 feet to the beginning.

Being the same property conveyed to Ruth Virginia Nichols from V.N. Bashan by Deed to Remainder Interest on September 26, 1972, of record in Book 4640, Page 809, Register's Office for Davidson County, Tennessee. Ruth Virginia Nichols having deceased on June 9, 2014. Last Will and Testament of Ruth Virginia Nichols of record in 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 $2,124.32 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 083-01-0-157.00, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 95, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1006 Gallatin Avenue, Nashville, TN 37216**

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 February 10, 2016.

Nancy V. Rayburn

Nancy V. Rayburn

STATE OF TENNESSEE
COUNTY OF ROBERTSON

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 February 10, 2016.

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.