BILL GARRETT, Davidson County
Trans:T20160013262 DEEDWARR
Recvd: 02/17/16 15:36 2 pgs
Fees:13.00 Taxes:714.10

20160217-0015171

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $193,000.00

Kristin Gorg
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF FEBRUARY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-3-17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1667B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
James Murray and Tim Pham	PEOPLES HOME EQUITY	119-04-0-030.00
330 Wimpole Dr	5205 MARYLAND WAY, STE 100	
Nashville, TN 37211	BRENTWOOD, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

NAFEE K. HANNA AND MAIBOUL MAXIMOU, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES A. MURRAY AND TIM T. PHAM, A MARRIED COUPLE

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 57 on the Plan of Glencliff Estates, Section Four of record in Plat Book 1835, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Margaret Bryant, a single person by Quitclaim deed from James Deatrick, Jr. of record in Instrument No. 20080728-0076852 Register's Office for Davidson County, Tennessee, dated July 25, 2008 and recorded on July 28, 2008.

Being the same property conveyed to Nafee K. Hanna and Maiboul Maximou, husband and wife by Warranty deed from Margaret Bryant, a single person of record in Instrument No. 20140401-0026641 Register's Office for Davidson County, Tennessee, dated March 20, 2014 and recorded on April 01, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2016 a lien, not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 1835, Page 79, Register's Office for Davidson County, Tennessee.
3. Easement for Gas Line of record in Book 6069, Page 429, in the Register's Office for Davidson County, Tennessee.
4. Ordinance to amend the Official Street and Alley Acceptance and Maintenance By Ordinance of record in Ordinance No. BL2000-135, amending Ordinance No. BL99-75 in the Chancery Court Clerk's Office for Davidson County, Tennessee.

This is property known as 330 Wimpole Dr, Nashville, TN 37211

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 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 hand on the 5th day of February, 2016.

NAFEE HANNA

Nafee K. Hanna

MAIBOUL MAXIMOUS

Maiboul Maximou

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, NAFEE K. HANNA AND MAIBOUL MAXIMOU, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of February, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1667B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027