J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF August 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
	New Owner	172140B1900CO
(NAME)	(NAME)	
5140 Ravens Glen		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Nabil J. Azar and Joelle J. Hallak, husband and wife ,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Brenda C. Sellers and Donald L. Sellers, Jr., wife and husband

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 No. 191 on the Plan of Winfield Park, Phase I, Section 2, Revision 2, a Planned Unit Development, of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 200103130024087, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nabil J. Azar and wife, Joelle J. Hallak by Warranty Deed from Saba Sile, an unmarried person, dated September 25, 2008 and recorded October 7, 2008 in Instrument No. 20081007-0101782, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 5140 Ravens Glen, Nashville, TN 37211
(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/our hand(s) this 4th day of August, 2015.

Nabil J. Azar

Joelle J. Hallak

BILL GARRETT, Davidson County
Trans:T20160017030 DEEDWARR
Recvd: 03/02/16 09:12 2 pgs
Fees:13.00 Taxes:1443.00

20160302-0019730

File No.: LTE No.: 10632

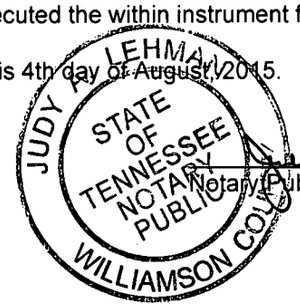
State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nabil J. Azar, the bargainor, with whom I am personally acquainted or proved to me 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 on this 4th day of August, 2015.

Commission expires: 4-20-19



Notary Public

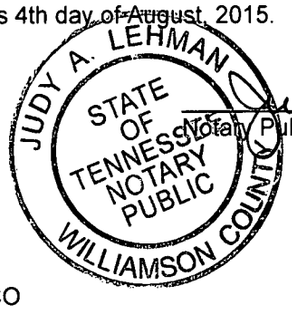
State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joelle J. Hallak, the bargainor, with whom I am personally acquainted or proved to me 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 on this 4th day of August, 2015.

Commission expires: 4-20-19



Notary Public

Map - Parcel Numbers: 172140B1900CO
Property Address: 5140 Ravens Glen, Nashville, TN 37211