Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-1167TN

BILL GARRETT, Davidson County
Trans:T20160023723 DEEDWARR
Recvd: 03/23/16 14:23 2 pgs
Fees:13.00 Taxes:469.90
20160323-0027604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of March, 2016.

Notary Public

Commission Expiration:

KIMBERLY BEARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Harry Broughman 3263 Priest Woods Drive Nashville, TN 37214	Pinnacle Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201	-10816019600

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Monir Todari and Mona Gerges Todari,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harry Broughman, an unmarried man,** 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:

Property known as 3263 Priest Woods Drive Nashville, TN 37214, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 22B on the plan of zone lot division Lots 21, 22, 23, 35 and 38 of Section I Percy Priest Woods of record in Book 5200, Page 472 and amended in Book 5200, Page 714, Register's Office for said County.

Being the same property conveyed to Monir Nassrallah and Mona Gerges by deed from DLJ Mortgage Capital, Inc. dated 6/25/2004, recorded 8/13/2004, filed of record in Instrument No. 20040813-0098048, said Register's Office.

The said Monir Nassrallah is one and the same person as Monir Nassrallah Todari and Monir Todari.

The said Mona Gerges is one and the same person as Mona Gerges Todari.

Tax Map and Parcel ID is as follows 10816019600

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 3263 Priest Woods Drive, Nashville, TN 37214

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 unemcumbered, 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 this 18th day of March, 2016.

Monir Todari
Monir Todari

Mona Todari
Mona Gerges Todari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2016, before me personally appeared **Monir Todari and Mona Gerges Todari**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 18th day of March, 2016.

D. Gwyn
Notary Public

Commission Expiration: 5/8/18

