RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20160041681 DEEDWARR
Recvd: 05/18/16 11:32 2 pgs
Fees:13.00 Taxes:1080.40
20160518-0049606

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209
(615) 829-5190

File No.: **16-1136**

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/17/2016**, by and between **Wael Z. Aoudi**, parties of the first part, and **MARSHALL MUNOZ, A SINGLE MAN and RACHEL MARIE PILKINTON, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND in Davidson County, Tennessee, BEING Lot No. 333 on the Final Plat of Riverwalk, Phase 3C, as shown by plat appearing of record in Instrument No. 20050706-0077607, as corrected by Surveyors certificate of Correction of record in Instrument No. 20070330-0038464, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description

BEING the same property conveyed to Wael Z. Aoudi, by Quit Claim Deed from Dana Maher Shishani recorded on 06/05/2014, in Instrument No. 20140605-0049071,m Register's Office for Davidson County, Tennessee.

Further BEING the same property conveyed to Wael Z. Aoudi and Dana Maher Shishani, husband and wife, tenants by the entirety, by Warranty Deed from David M. Brey and wife, Nicole Brey, recorded on 02/21/2014 in Instrument No. 20140221-0015026, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All Existing Easements and Restrictions of Record

Parcel ID # **126160A54100**

☒ Improved **7240 Riverfront Drive, Nashville, TN 37221**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Wael Z Aoudi

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Wael Z Aoudi** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 17th day of May, 2016..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **MARSHALL MUNOZ, and RACHEL MARIE PILKINTON**

and Address: **7240 Riverfront Drive, Nashville, TN 37221**

Mail tax bills to: Farmington Mortgage
2002 Richard Jones Rd #300 A
Nashville TN 37215

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$292,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 17th day of May, 2016..

Notary Public

My Commission Expires: 8-20-2019

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY