Record + Send To

Fearnley Martin & McDonald
25 Century Blvd. Ste 402
Nashville, TN 37214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 4-10-18
(AFFIX SEAL)

COUNTY OF DAVIDSON
SUSAN L. HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Maher Fawaz and Kitty H Fawaz	Maher Fawaz and Kitty H Fawaz	104 13 0A 047.00 CO
(NAME)	(NAME)	
401 Bowling Ave, Unit 41	401 Bowling Ave, Unit 41	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 06/29/16 15:09 2 pgs
Fees:13.00 Taxes:1276.50
20160629-0066566

For and in consideration of the sum of Three Hundred Forty-Five Thousand And No/100 Dollars ($345,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **John H. Stubbs and Vivian Boo Stubbs, husband and wife,** hereinafter called the Grantors, has bargained and sold, and by these presents do transfer and convey unto **Maher Fawaz and Kitty H Fawaz, husband and wife,*** 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:

Building Site No. 47 on the Plan of Richmeade Place, Section III, as shown by plat of record in Plat Book 5050, Page 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property, together with one membership in Richmeade Place Homeowner's Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Marisa Mimms, unmarried, and Malcolm Mimms, married, tenants in common with right of survivorship by Warranty Deed from Kari E. Brown, married, Frank Brown, husband of Kari E. Brown f/k/a Kari E. Vogler, unmarried dated September 15, 2006 and recorded September 18, 2006 as Instrument No. 20060918-0115064, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marisa Mimms by Quitclaim Deed from Malcolm Mimms dated May 7, 2013 and recorded May 8, 2013 as Instrument No. 20130508-0046698, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-164044SSO

* Also known as Maher A. Fawaz and Kitty H. Fawaz

Further being the same property conveyed to John H. Stubbs and Vivian B. Stubbs, husband and wife by Warranty Deed from Marisa Mimms n/k/a Marisa Martin and husband, Daniel Martin dated June 27, 2014 and recorded July 11, 2014 as Instrument No. 20140711-0061256, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 401 Bowling Ave, Unit 41, Nashville, TN 37205

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, has 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 our hands this 28th day of June, 2016.

John H. Stubbs

Vivian Boo Stubbs

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, John H. Stubbs and Vivian Boo Stubbs, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2016.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

COUNTY OF DAVIDSON SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC

Certificate of Authenticity

File Number: GRN-164044SSO

I, Ashlee D Page, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-25-2019