Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0288

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160064430 DEEDWARR
Recvd: 07/27/16 09:02 2 pgs
Fees: 13.00 Taxes: 751.10
20160727-0077085

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/6/19

(AFFIX SEAL)

KIRK HUNNICUTT
STATE TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gorge Kamel	Southpoint financial services Inc	136 05 0A 128.00
(NAME)	(NAME)	
3324 Tinney Pl	2506 N. Mt. Juliet Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Mt. Juliet TN, 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **David R. Shoemaker and wife, Missy M. Shoemaker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gorge Kamel, AKA GORGE ADLE KAMEL, A SINGLE 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:

A Certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot 93, as shown on The Enclave at Bayview Estates (formerly known as Bayview Estates), Phase Five, of record in Instrument No. 20040325-0033733, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David R. Shoemaker and wife Missy M. Shoemaker by Deed from Joseph C. Richie and wife, Rebecca A. Richie dated January 2, 2007 and filed for recorded on 01/03/2007 in Instrument No. 20070103-0001273

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3324 Tinney Pl, Nashville, TN 37217
(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 our hands this 5 day of July, 2016.

David R. Shoemaker

Missy M. Shoemaker

State of OREGON

County of Jackson

On this 5 day of July, 2016 before me, a Notary public in and for said County and State, personally appeared David R. Shoemaker and Missy M. Shoemaker, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Summer Rose Peel

Notary Public Summer Rose Peel

My Commission Expires: May 07, 2019

OFFICIAL STAMP
SUMMER ROSE PEEL
NOTARY PUBLIC-OREGON
COMMISSION NO. 938850
MY COMMISSION EXPIRES MAY 07, 2019