BILL GARRETT, Davidson County
Trans:T20160066529 DEEDWARR
Recvd: 08/02/16 14:25 2 pgs
Fees:13.00 Taxes:425.50
20160802-0079819

# WARRANTY DEED

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-20-20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mohammed Hantouli | Same | 147070B02700CO |
| (NAME) | (NAME) | |
| 4958 Edmondson Pike | | |
| (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, I, **Susan G. Roy f/k/a Susan G. Roy-Sabourin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mohammed Hantouli and Mdalalh Hantouli, 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:

Unit No. F-27, Parcel 27, and Woodlea Place Townhomes as of record in Book 5050, Page 101, Registers Office for Said County to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Susan G. Roy-Sabourin, n/k/a Susan G. Roy by Warranty Deed from Shirley M. Misconi, single, of record in Instrument No. 20051206-0146877, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4958 Edmondson Pike, 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 hands this 29th day of July, 2016.

Susan G. Roy

State of Tennessee
County of Williamson

Personally appeared before me Susan G. Roy, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2016.

Notary Public
My Commission Expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

File No.: 11085