Davidson County DEEDWARR
Recvd: 08/03/16 13:11 2 pgs
Fees:13.00 Taxes:1010.10
20160803-0080334

WARRANTY DEED

GSM16-6012

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$260,000.00~~ 273.000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-19-17

(AFFIX SEAL)

SHEILA R. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

163528

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Dale Raines	Caliber Home Loans (NAME)	
6012 Elijah Court	3701 Regent Blvd (ADDRESS)	
Hermitage, TN 37076-2613 (CITY) (STATE) (ZIP)	Irving TX 75063 (CITY) (STATE) (ZIP)	08709012800

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ASHRAF GIRGIES, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHNNY D. RAINES, UNMARRIED AND DANIELLE RAINES, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of New Hope Estates, Phase Three, of record in Plat Book 9700, Page 494, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashraf Girgies and wife, Holly Girgies by Special Warranty Deed from Novastar Mortgage, Inc., of record in Instrument No. 20041229-0153472, Register's Office for Davidson County, Tennessee, dated December 03, 2004 and recorded on December 29, 2004.

Being the same property conveyed to Ashraf Girgies by Quitclaim Deed from Holly Girgies, of record in Instrument No. 20150223-0015255, Register's Office for Davidson County, Tennessee, dated April 04, 2014 and recorded on February 23, 2015.

Rasha Gouda joins in this conveyance to convey any martial rights, if any.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 9700, Page 494, Book 11665, Page 811, as amended in Instrument No. 20000322-0029281, Book 9550, Page 330, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6012 Elijah Court , Hermitage, Tennessee 37076-2613
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 29th day of July, 2016.

Ashraf Girgies

Rasha Gouda

STATE OF Tennessee
COUNTY OF Davidson

On this the 29 day of July, 2016, before me personally appeared Ashraf Girgies and Rasha Gouda, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29 day of July, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018