BILL GARRETT, Davidson County
Trans:T20160069490 DEEDWARR
Recvd: 08/11/16 09:09 2 pgs
Fees:13.00 Taxes:536.50
20160811-0083456

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Waheed Guirguis married	Waheed Guirguis (NAME)	14700001502
6305 Leconte Park (ADDRESS)	6305 Leconte Park (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we First Home Financial, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Waheed Guirguis married, hereinafter called the Grantees, 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. 2 AS SHOWN ON THE MAP ENTITLED WALLACE CLINIC, OF RECORD IN BOOK 6050, PAGE 414, 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 PETER GROSSMAN AND CAROL PORTER BY SPECIAL WARRANTY DEED OF RECORD AS INSTRUMENT 20070515-0058315, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY SUBSEQUENT ORDER OF THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE IN A "FINAL DECREE CONFIRMING SALE" ENTERED NOVEMBER 25, 2013 IN THE CASE "METROPOLITAN GOVERNMENT, ET. AL. VS GROSSMAN, PETER AND PORTER, CAROL", CASE 13-299-II, OF RECORD AS INSTRUMENT 20140616-0052283 IN SAID REGISTER'S OFFICE, ALL RIGHTS, TITLE AND INTEREST OF PETER GROSSMAN AND CAROL PORTER AND ANY AND ALL UNKNOWN HEIRS-AT-LAW OR DEVISEES, AND OF ALL OTHER INTERESTED PARTIES TO SAID SUIT AND TO SAID PARCEL WERE DIVESTED OUT OF THEM AND VESTED IN G CO. INVESTMENTS, LLC, SUBJECT TO THE EQUITY OF REDEMPTION. PETER GROSSMAN AND WIFE CAROL PORTER SUBSEQUENTLY CONVEYED ALL OF THEIR RIGHT, TITLE AND INTEREST IN SAID PROPERTY TO G CO. INVESTMENTS, LLC BY A QUITCLAIM OF RECORD AS INSTRUMENT 20141217-0115423, SAID REGISTER'S OFFICE. G CO INVESTMENTS, LLC SUBSEQUENTLY CONVEYED ITS RIGHT, TITLE AND INTEREST TO FIRST HOME FINANCIAL, LLC BY QUITCLAIM OF RECORD AS INSTRUMENT 20160512-0047378, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 339 Wallace Road, 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

WARRANTY DEED
(Continued)

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 hand(s) this 10th day of August, 2016.

First Home Financial, LLC , By: Brian Gainous, Cheif Manager

First Home Financial, LLC ,
By: Brian Gainous, Cheif Manager

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared Brian Gainous, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Chief Manager of First Home Financial, LLC, the within named bargainor, a limited liability company, and that such Member/Owner executed the foregoing instrument for the purposes therein contained, by personally signing the name of the First Home Financial, LLC as Chief Manager.

Witness my hand and official seal, at office, on this the 10th day of August, 2016.

Mary Birthright

Notary Public

My commission expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072