Davidson County	DEEDWARR
Recvd: 10/20/16 13:59	3 pgs
Fees:18.00 Taxes:555.00	
20161020-0111048	

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: April 20, 2019

(AFFIX SEAL)

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jude LaPorte Sabine LaPorte	Owner	043-13-0 062.00
(NAME) 2576 Treetop Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, **Magda Aiyad,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jude LaPorte and Sabine LaPorte husband and wife as joint tenants with right of survivorship,** 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:

Land in Davidson County, Tennessee described as follows:

Parcel I:
Land in Davidson County, Tennessee, being Lot No. 59, Block "B", on the Plan of Forest Park Subdivision as Madison, Tennessee of record in Book 843, Page 44, Register's Office for said COunty to which plan reference is hereby made for a more complete description.

Parcel II:
Land in Davidson County, Tennessee, being Lot No. 58, Block "B", on the Plan of Forest Park Subdivision at Madison, Tennessee, of record in Book 843, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gamal Mankarious by Deed of Record as Instrument No. 20070927-0015350, Register's Office for Davidson County, Tennessee. Gamal Aiyad and Gamal Mankarious were on in the same person. Reference Name Affidavit recorded as in Instrument No. 20100909-0071656, Register's Office for Davidson County, Tennessee. Gamal Aiyad died January 7, 2013. Said property vested in Magda Aiyad as the Devisee of Gamal Aiyad. Reference Davidson County Probate 13P-1314, also Reference Executor's Quitclaim Deed recorded as Instrument No. 20160510-0046326, said Register's Office.

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 264 Old Hickory Boulevard, Madison, TN 37115

(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 19th day of October, 2016.

Magda Aiyad

Magda Aiyad

State of Tennessee
County of Rutherford

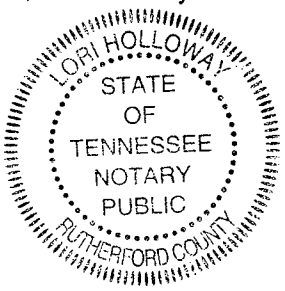
Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Magda Aiyad the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 19th day of October, 2016.

Lori Holloway

Notary Public Lori Holloway
My Commission Expires: April 20, 2019

File No.: 20946



True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

