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|---|---|
| **This document prepared by (and after recording return to):** | |
| **Name:** | **William Davis, Attorney, P.C.** |
| **Address:** | **219 Ward Circle, Ste 5** |
| **City, State, Zip:** | **Brentwood, TN, 37027** |
| **Phone:** | **615-369-0039** |
| **File Number:** | **WWD-3130** |

BILL GARRETT, Davidson County
Trans: T20160093429 DEEDWARR
Recvd: 10/24/16 09:22 3 pgs
Fees: 18.00 Taxes: 1942.50
20161024-0111860

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Louis J. Resha, Jr. and wife, Gwenn B. Resha,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Wael Dabaghi and wife, Leslie Ann Kirk**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 5 on the plan of a Re-Subdivision of Lot Nos. 29-34 and 49-54 inclusive in the Kenner Manor Land Company's Second Subdivision, as of record in Book 547, page 134, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 75 feet on the northerly side of Kenner Avenue and runs back 334.5 feet on the westerly line and 344.25 feet on the easterly line to a 10 foot strip, measuring 54 feet thereon.

Being the same property conveyed to Louis J. Resha, Jr. and wife, Gwenn B. Resha by Warranty Deed from Mary H. Jordan Greene, dated 11/28/1972 and filed for record on 11/29/1972 in Book 4659, page 266, Register's Office for Davidson County, Tennessee.

This is improved property also known as 212 Woodmont Circle, Nashville, Tennessee, 37205.

Map and Parcel: 11608003300

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 19th day of October, 2016.

Louis J. Resha, Jr. -Grantor

Gwenn B. Resha -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louis J. Resha, Jr. and Gwenn B. Resha, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19th day of October, 2016.

GERALD A. SMITH STATE OF TENNESSEE NOTARY PUBLIC TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1-14-18

| Grantee(s) Name, Address: | Send Tax Statement To: |
|---|---|
| Wael Dabaghi and Leslie Ann Kirk | |
| 3808 Woodmont Lane #B | Same |
| Nashville, TN 37215 | |

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$525,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 19th day of October, 2016.

Affiant

Notary Public

My commission expires: 1-14-17