#11480

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

*Romany S Rezkalla
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: 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
Romany S. Rezkalla Marim S. Asaad	SWBC Mortgage Corporation, ISAOA	12002002300
736 Hill (NAME) Bennett Cir. ~~1025 Briley Pkwy.~~	9311 (NAME) San Pedro #100	
(ADDRESS) ANTIOCH, TN 37013 ~~Nashville, TN 37217~~	(ADDRESS) San Antonio TX 78216	
(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, , **Thomas F. Cone,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Romany S. Rezkalla and Marim S. Asaad, 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:

Being Lot No. 99, on the plan of Miro Meadows, of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 99, which is a corner lot, fronts 55.05 feet on the westerly margin of McGavock Pike and fronts 123.02 feet on the northerly margin of Kermit Drive, said frontage being joined by a curve having a length of 31.40 feet, and extends back 143 feet on the northerly line and 75.16 feet on the westerly line to a point of intersection.

Being the same property conveyed to Thomas F. Cone, by deed of record in Instrument No. 20090109-0002183* , Register's Office for Davidson County, Tennessee.

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

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☑ property, known as 1025 Briley Pkwy., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160100751 DEEDWARR
Recvd: 11/15/16 12:22 2 pgs
Fees:13.00 Taxes:351.50
20161115-0120328

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 14th day of November, 2016.

Thomas F. Cone

State of Tennessee
County of Davidson

Personally appeared before me Thomas F. Cone, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of November, 2016.

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public
My Commission Expires: _____

File No.: 11480