| | |
|---|---|
| | State of Tennessee<br>County of Williamson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 318,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 2016<br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Issam M. Eido and Asmaa Mohammad Mohd Kh Abbou Chaar | SWBC Mortgage Corporation | 141050A27300CO |
| (NAME) | (NAME) | |
| 708 Gloucester Lane | 9311 San Pedro, #100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | 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, We,

**Jesse R. Menlove and Heather Menlove**, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Issam M. Eido and Asmaa Mohammad Mohd Kh Abbou Chaar, 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:

Land in Davidson County, TN being Lot No. 273 on the Plan of Avondale Park, Phase 2, Section 3A as shown on the plan of record in Instrument No. 20101005-0079393 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jesse R. Menlove and Heather Menlove, joint tenants by Special Warranty Deed from NVR, Inc, a Virginia Corporation T/A Fox Ridge Homes, recorded on December 18, 2013, of record in Instrument No. 20131218-0127762, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 708 Gloucester Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

**WHEN RECORDED RETURN TO**
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. MT9914

BILL GARRETT, Davidson County
Trans: T20160101193 DEEDWARR
Recvd: 11/16/16 10:46 2 pgs
Fees: 13.00 Taxes: 1176.60

20161116-0120802

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 hand(s) this 11 day of July, 2016.

Jesse R. Menlove

Heather Menlove

State of Idaho

County of Ada

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

Witness my hand and official seal on this 11 day of July, 2016

Commission expires: 11-7-18

CATHY SPARKS
NOTARY PUBLIC
STATE OF IDAHO

Notary Public

State of Idaho

County of Ada

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

Witness my hand and official seal on this 11 day of July, 2016

Commission expires:

11-7-18

CATHY SPARKS
NOTARY PUBLIC
STATE OF IDAHO

Notary Public

Map - Parcel Numbers: 141050A27300CO
Property Address: 708 Gloucester Lane, Nashville, TN 37221