WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00

Diane Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF DECEMBER, 2016,

Jordan T. Myers
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Noha G Eid Moustafa	New Owner	173 09 0A 610.00
(NAME)	(NAME)	
2848 Adara Ln.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Four Thousand Nine Hundred And No/100 Dollars ($254,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jonathan M. Perry and Sherry A. Jared**, married to each other hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Noha G Eid Moustafa, a single woman**, 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 located in Davidson County, Tennessee, being all of Lot No. 752 on the Plan of the Revision to Lots 747 through 752 and Open Spaces "D" and "E", Phase Eight, Lenox Village, of record in Plat Instrument No. 200707200086819, Master Deed recorded in Instrument No. 200203150032825, Supplemental Master Deed's recorded in Instrument No. 200212260158459 and Instrument No. 200603210032382, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonathan M. Perry and Sherry A. Jared, married to each other by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated March 28, 2008 and recorded April 3, 2008 as Instrument No. 20080403-0033753, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2848 Adara Ln., Nashville, TN 37211

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, has 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.

BILL GARRETT, Davidson County
Trans:T20160113904 DEEDWARR
Recvd: 12/28/16 09:37 2 pgs
Fees:13.00 Taxes:943.13
20161228-0136115

File Number: FRN-167552SSO

Witness our hands this 16th day of December, 2016

Jonathan M. Perry by Diane Crawford as his Attorney-In-Fact

Jonathan M. Perry
By Diane Crawford as his Attorney-in-fact

Sherry A. Jared by Diane Crawford as his Attorney-In-Fact

Sherry A. Jared
By Diane Crawford as her Attorney-in-fact

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jonathan M. Perry, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Jonathan M. Perry, for the purposes therein contained.

Witness my hand and official seal, this the 16th of December, 2016.

Jordan T. Myers

Notary Public

My Commission Expires:

(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sherry A. Jared, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Sherry A. Jared, for the purposes therein contained.

Witness my hand and official seal, this the 16th of December, 2016.

Jordan T. Myers

Notary Public

My Commission Expires:

(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

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