BILL GARRETT, Davidson County
Trans:T20170003553 DEEDWARR
Recvd: 01/13/17 08:55 2 pgs
Fees:13.00 Taxes:740.00

20170113-0004020

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Aisha Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of January, 2017

Notary Public
Commission Expires: 3/31/20

RUTHERFORD COUNTY TONJA COX STATE OF TENNESSEE NOTARY PUBLIC

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anne Townson 1280 School Lane Nashville, TN 37217	Pinnacle Bank 150 3rd Ave South Ste. 900 Nashville, TN 37201	120-10-0-057.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Yousif Wahba, a single man** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anne Townson, 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 in Davidson County, Tennessee, being Lot No. 74 on the Plan of Seven Oaks, Section No. 4, of record in Plat Book 2133, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Yousif Wahba by Warranty deed from Herman C. Lowry, an unmarried person of record in Instrument No. 20040524-0060492, Register's Office for Davidson County, Tennessee, dated May 14, 2004 and recorded on May 24, 2004. (Value of consideration shown in aforementioned deed $115,000.00)
Being also known as 1280 School Lane, Nashville, Tennessee 37217

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1280 School Lane, Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10 day of January, 2017.

Yousif Wahba

STATE OF Texas
COUNTY OF Dallas

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

Witness my hand and official seal at Irving (city), Texas (state) this 10 day of January, 2017.

Notary Public
My Commission Expires: March 01, 2018.

(Notary Seal)

ASHEESH SHARMA
Notary Public
STATE OF TEXAS
My Comm. Exp. March 1, 2018