Davidson County DEEDWARR
Recvd: 03/01/17 12:27 4 pgs
Fees:23.00 Taxes:751.10
20170301-0020266

WARRANTY DEED

STATE OF IN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 2016.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOV 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mourad Bishay	Bank of America NA	149030A008200CO
(NAME) 1308 High Meadow Ct	4500 Amon Carter (NAME) Blvd,	
(ADDRESS) Antioch TN 37086	Ft Worth TX 76155 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Pedro S. Zamudio and Alisa McDonald, husband and wife, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mourad Bishay and Josephine J. Agaybi, joint tenants with right of survivorship, 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 28, CHELSEA VILLAGE ADDITION, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 45, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PEDRO S. ZAMUDIO AND ALISA MCDONALD, HUSBAND AND WIFE, BY WARRANTY DEED FROM TIMOTHY MAYS AND KRISTEE J. MAYS, HUSBAND AND WIFE, DATED JUNE 22, 2007, OF RECORD IN INSTRUMENT NO. 20070622-0074775, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1308 HIGH MEADOW CT., ANTIOCH, TENNESSEE 37013.

Pedro S. Zamudio, and Alisa McDonald, since having divorced, divorce recorded in the State of Virginia, case no. 2015-4223.

This conveyance is subject to: 1) Current years' taxes which have been prorated and assumed by the 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 government and zoning regulations

This is: Improved property, known as 1308 High Meadow Ct Antioch TN 37086
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands 02/24/17.

Pedro S. Zamudio

STATE OF Maryland
COUNTY OF Anne Arundel

Personally, appeared before me, the undersigned authority, in and for said County and State, appeared, Pedro S. Zamudio, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 02/24/17.

Notary Public

My Commission Expires: Aug 14, 2018

DONNITA LATONYA BAILEY
NOTARY PUBLIC
COMM. EXP. AUGUST 14, 2018
ANNE ARUNDEL COUNTY, MD

Alisa McDonald

STATE OF MD
COUNTY OF Howard

Personally, appeared before me, the undersigned authority, in and for said County and State, appeared, Alisa McDonald, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 02/24/17.

Tracy Trumper
Notary Public

My Commission Expires: 12/29/2019

TRACY TRUMPER
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND
MY COMMISSION EXP. DEC. 29, 2019

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY