BILL GARRETT, Davidson County
Trans:T20170020322 DEEDWARR
Recvd: 03/09/17 10:04 2 pgs
Fees:13.00 Taxes:1313.50
20170309-0023332

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$355,000.00**.

Affiant

Subscribed and sworn to before me, this the 7th day of March, 2017.

Notary Public

My commission expires:

MELODY WEATHERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patricia A. Jackson	SAME	**043-04-0A-028.00 CO**
732 River Landing Way		
Old Hickory, TN 37138		

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,

Magdi Hanna, married,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patricia A. Jackson, A Single Woman and Keenan R. Hardy, A Single Man

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(s) 28, as shown on the map entitled First Revision Final Plat of Cluster Lot Subdivision River Landing Section 1, Phase 1, (Formerly Known as Windstar Estates Section 1, Phase 1), of record in Instrument No. 20060918-0115492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MAGDI HANNA, by deed from AUSTIN MARK WRITESMAN, of record in Instrument No. 20150206-0011246, dated February 4, 2015, said Register's Office.

Grantor(s) certify(ies) that this property is not the usual place of residence of the Grantor(s), the Grantor(s)'s spouse, or the Grantor(s)'s dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **732 River Landing Way, Old Hickory, TN 37138**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 7th day of March, 2017.

Magdi Hanna

Magdi Hanna

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Magdi Hanna**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **7th** day of **March, 2017.**

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY