WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170022529 DEEDWARR
Recvd: 03/16/17 12:20 2 pgs
Fees:13.00 Taxes:1727.90
20170316-0025826

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF MARCH, 2017,

Notary Public

MY COMMISSION EXPIRES: March 3, 2020
(AFFIX SEAL)

PRISCILLA C. URSANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

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: Gardner Financial Svcs	MAP-PARCEL NO(S).
Dina Nesheiwat	~~NEW OWNER~~	172 10 0B 153.00
(NAME)	(NAME)	
6756 Christiansted Ln	3503 Paesanos Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Fifty-Five Thousand And No/100 Dollars ($455,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nahel Saied, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dina Nesheiwat, 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 in Davidson County, Tennessee, being Lot No. 45 on the Plan of Christiansted Valley, Phase Three, a Planned Unit Development, of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Nahel Saied, an unmarried man by Special Warranty Deed from Turnberry Homes, L.L.C., a Tennessee Limited Liability Company dated August 23, 2010 and recorded August 30, 2010 as Instrument No. 20100830-0068640, 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 6756 Christiansted Ln, Nashville, TN 37211

File Number: FRN-170737SSO

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.

Witness our hands this the 14th day of March, 2017

Nahel Saied

STATE OF ARKANSAS

COUNTY OF PULASKI

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Nahel Saied, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2017.

Notary Public

My Commission Expires: 04/21/2025

(SEAL)

VICKIE J. GETTY
MY COMMISSION # 12403540
EXPIRES: April 21, 2025
Pulaski County

File Number: FRN-170737SSO