BILL GARRETT, Davidson County
Trans:T20170023300 DEEDWARR
Recvd: 03/20/17 10:26 2 pgs
Fees:13.00 Taxes:758.13
20170320-0026750

10:50

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178441

WARRANTY DEED

Rec 12.00
Tax 759.13
771.13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Majed Dakhil 167 Bonnafield Drive Hermitage , TN 37076	Same address as new owner	075 05 0 059.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Four Thousand Nine Hundred and 00/100 Dollars ($204,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **REHAB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MAJED DAKHIL, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 925, on the Plan of Hermitage Hills, Section 8, as shown on plat of record in Plat Book 3600, page 24, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to REHAB, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Deborah M. Keeling, an unmarried woman, dated 7/8/2016, recorded 7/13/2016, of record in Instrument #20160713-0071629, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to James L. Keeling and wife, Deborah M. Keeling, by deed from The Estate of Elbert E. Luti, dated 7/10/1997, recorded 7/14/1997, of record in Book 10527, page 883, said Register's Office. The said James L. Keeling having since died leaving Deborah M. Keeling as surviving tenant by th entirety.

The address of the herein described property is believed to be 167 Bonnafield Drive, Hermitage , TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Ref- Property Title

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of February, 2017.

REHAB, LLC, a Tennessee Limited Liability Company

By: Eric Kittrell
Its: Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public, of said County and State, Eric Kittrell, with whom I am personally acquainted, and proved himself to be a Member of REHAB, LLC, a Tennessee Limited Liability Company, the within named bargainor and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as,Member.

WITNESS my hand and seal, this the 23rd day of February, 2017.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19