WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170027148 DEEDWARR
Recvd: 03/31/17 09:16 2 pgs
Fees: 13.00 Taxes: 1979.50
20170331-0031364

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTI THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 6-23-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Hudson	Guaranteed Rate Inc. c/o DataVerify	131-07-0-A-005.00 CO
(NAME)	(NAME)	
104 Jamesborough Court	875 Greentree Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Pittsburg, Pennsylvania 15220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Nagib S. Saad and wife, Jenny L. GreggNagib S. Saad and Jenny L. Gregg,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Hudson and Neena Saha, husband and wife,** 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. 5 on the Plan of Hillsborough Place, Phase II and III, of record in Book 5200, page 160, amended in Book 7068, page 796, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to Nagib S. Saad and wife, Jenny L. Gregg, by Warranty Deed from Mark A. Ferguson and wife, Laura D. Ferguson, dated November 15, 2012, of record in Instrument No. 20121116-0106069, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 104 Jamesborough Court, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 5200, page 160 and Book 7068, page 796; Restrictions of record in Book 5151, page 50; Book 5240, page 165; Book 5292, page 134, re-recorded in Book 5332, page 212; Book 6795, page 885; Book 7068, page 796 and Instrument No. 20150203-0010005; Articles of Incorporation/ Charter of record in Book 5243, page 928; right of way agreement of record in Book 8042, page 341; conveyance of open area of record in Book 5297, page 535; conveyance to Homeowners Association of record in Instrument No. 20160812-0084172; and all of record in the Register's Office for Davidson County, Tennessee.

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 this 24th day of March, 2017.

Nagib S. Saad

Jenny L. Gregg

State of Tennessee
County of Davidson

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

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of March, 2017.

Notary Public
My Commission Expires: _____

File No.: 24792

