Warranty Deed

Davidson County DEEDWARR Recvd: 03/31/17 16:10 3 pgs Fees:18.00 Taxes:734.45 **20170331-0031815**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $198,500.00 Affiant Subscribed and sworn to before me, this the 28th day of March, 2017. Notary Public My commission expires: 11/5/2019

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ayman F. Waheb Magda Fanous	New owner	
2630 Lakevilla Drive		149-03-0F-034.00-CO
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NATHAN LOUIS GLYDER, AN UNMARRED MAN AND JOHN C. GLYDER, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AYMAN F. WAHEB AND MAGDA FANOUS***, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: (*husband + wife)

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Resubdivision Plat Lots 7 and 8 and "Open "Space" of the Shoppes of Dover Glen and the "Open Space" of record in Plat at Instrument No. 20130125-0008426, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to MH Builders, LLC, a Tennessee limited liability company by deed from Murfreesboro Edge-O-Lake, LLC, a Tennessee limited liability company of record in Instrument No. 20130401-0031160 Register's Office for Davidson County, Tennessee, dated March 21, 2013 and recorded on April 01, 2013.

Being the same property conveyed to Moss Springs, LLC by Quitclaim deed from MH Builders, LLC of record in Instrument No. 20160503-0043474 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 03, 2016.

Being the same property conveyed to Nathan Louis Glyder and John C. Glyder, as joint tenants with right of survivorship by Warranty deed from Moss Springs, LLC of record in Instrument No. 20160726-0076863 Register's Office for Davidson County, Tennessee, dated July 13, 2016 and recorded on July 26, 2016.

**Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2630 Lakevilla Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of March, 2017.

Nathan Louis Glyder
Nathan Louis Glyder

John C. Glyder, by Nathan Louis Glyder, Attorney in Fact
John C. Glyder by Nathan Louis Glyder, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan Louis Glyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of March, 2017.

J. Brandon Miller STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 7, 2018

Notary Public

My Commission Expires: 7-2-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2017, before me personally appeared Nathan Louis Glyder, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of John C. Glyder as attorney-in-fact, and acknowledged that he/she executed the same as the free act and deed of John C. Glyder.

Witness my hand and seal this 28th day of March, 2017.

J. Brandon Miller STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 7, 2018

Notary Public

My Commission Expires: 7-2-18

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017