BILL GARRETT, Davidson County
Trans:T20170028807 DEEDWARR
Recvd: 04/05/17 13:57 2 pgs
Fees:13.00 Taxes:1350.50
20170405-0033462

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0435

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2017

Notary Public
Commission Expires: 7.24.2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shadi M. Eltiti 2927 McLemore Circle Franklin, TN 37064	NEW OWNER	091-06-0-303.00

WARRANTY DEED

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/WE,

Raleigh D. Hunt

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shadi M. Eltiti and wife, Ghenwa Eltiti

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 Nos. 1421 and 1423 of Block No. 199 on the Plan of the Map Showing Extension of Plan No. 1, West Nashville to Morrow Road, of record in Plat Book 57, Page 173, in the Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1421 and 1423 front together 60 feet on the Northerly Side of Kentucky Avenue, and run back between parallel lines with the Easterly margin of 56th Avenue North 150 feet to an alley.

Being the same property conveyed to Walter Estes and wife, Joyce Estes and Arthur Taylor Hunt, Jr. and wife, Marie Hunt by Installment Deed from Hattie F. Edwards and Aquila Z. Edwards, of record in Book 4247, page 618, Register's Office for Davidson County, Tennessee, dated June 20, 1968 and recorded July 1, 1968. The said Marie Hunt having since died, leaving her husband, Arthur Taylor Hunt, Jr., as the surviving tenant by the entirety. The said Arthur Taylor Hunt, Jr. having since remarried.

Being the same property conveyed to Arthur Taylor Hunt, Jr. and wife, Dorothy G. Hunt by Warranty Deed from Walter Estes and wife, Sara Joyce Estes, of record in Book 10434, page 712, Register's Office for Davidson County, Tennessee, dated April 29, 1997 and recorded April 30, 1997. The said Arthur Taylor Hunt, Jr. having since died, leaving his wife, Dorothy G. Hunt, as the surviving tenant by the entirety.

Being the same property conveyed to Raleigh D. Hunt by Quitclaim Deed from Dorothy G. Hunt, unmarried, of record in Instrument No. 20170110-0002943, Register's Office for Davidson County, Tennessee, dated January 10, 2017 and recorded on January 10, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5520 Kentucky Ave, Nashville, TN 37209.

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

Dated this the 31st day of March, 2017.

Raleigh D. Hunt

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Raleigh D. Hunt** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of March, 2017.

Notary Public
My Commission Expires: 7-24-2019

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
(Notary Seal)