(1)

WARRANTY DEED

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

BILL GARRETT, Davidson County
Trans:T20170032051 DEEDWARR
Recvd: 04/17/17 15:36 2 pgs
Fees:13.00 Taxes:906.50

20170417-0037227

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2017.

Patti Robitaille
Notary Public

MY COMMISSION EXPIRES: 05/22/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mina A. Mina	InterLinc Mortgage Services LLC	
(NAME)	(NAME)	
1920 Ed Temple Boulevard	10613 West Sam Houston Parkway, N. Ste 200	081-06-0A-008.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Houston, TX 77064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Keon J. Wimsatt and Noriko Wimsatt, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mina A. Mina and Mariam F. Morcos, Husband and Wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A Certain tract or parcel of Land in Davidson County, Tennessee, described as follows:

Being Lot Number 8, on the Plan of Resubdivision for the remainder of Lots 4 thru 8, and part of Lot 3 of the Subdivision of the East Part of Lot 10 of the Harding Bosley Tract, of record in Instrument Number 20030516-0067328, and revised in Instrument Number 20031014-0151915, Register's Office for Davidson, County, Tennessee.

Being the same property conveyed to Keon J. Wimsatt and Noriko Wimsatt, husband and wife by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 05/04/2009, recorded 06/09/2009, of record in Instrument No. 20090609-0053314, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Instrument No. 20030516-0067328 and revised in Instrument No. 20031014-0151915, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument No. 20090430-0039420, Amended and Restated Declaration of record in Instrument No. 20131004-0104723, in the Register's Office for Davidson County, Tennessee. Easement contained in Right of Way Agreement of record in Book 1450, Page 514, in the Register's Office for Davidson County, Tennessee. Deed of Easement of record in Book 2638, Page 413, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in

Book 4982, Page 94 and Book 4982, Page 98, in the Register's Office for Davidson County, Tennessee. Right-of-Way Easement Agreement of record in Book 5014, Page 27, in the Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed of record in Book 7675, Page 468 and Book 8320, Page 175, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 9027, Page 185 and Book 9027, Page 188, in the Register's Office for Davidson County, Tennessee. Plat of record in Book 547, Page 4, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Instrument No. 20090521-0046931, Instrument No. 20090521-0046932 and Instrument No. 20090521-0046933, in the Register's Office for Davidson County, Tennessee. Charter of record in Instrument No. 20100216-0011850, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1920 Ed Temple Boulevard, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of April, 2017.

Keon J. Wimsatt

Noriko Wimsatt

State of Tennessee
County of ~~Wilson~~ Sumner

Personally appeared before me Keon J. Wimsatt and Noriko Wimsatt, 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 seal this 12th day of April, 2017.

Patti Robitaille

Notary Public Patti Robitaille

My Commission Expires: 05/22/2019

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122