GSR44 Box 44

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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411346** CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2020	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me, this 2nd day of May, 2017. Notary Public My Commission Expires: 5-5-20

WARRANTY DEED

Address New Owner: Tufik R. Assad and Kristen M. Assad 3926 CAMBRIDGE AVE Nashville, TN 37205-1812	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-08-0-184.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Kathryn Harberson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tufik R. Assad and wife, Kristen M. Assad,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 361 on the Plan of Richland Realty Co's Division "C", as of record in Plat Book 421, Page 31, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Kathryn Harberson, unmarried by Warranty Deed from Douglas B. Walsh and wife, Mary Ann Walsh, recorded on the 3rd day of January, 1995 in Deed Book 9562, Page 266, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND REALTY CO'S DIVISION "C", as recorded in Plat Book 421, Page(s) 31.

This is improved property located at 3926 CAMBRIDGE AVE Nashville, TN 37205-1812.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

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Trans:T20170037214 DEEDWARR
Recvd: 05/03/17 09:46 2 pgs
Fees:13.00 Taxes:1461.50
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real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of May, 2017.

Mary Kathryn Harberson

Mary Kathryn Harberson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Kathryn Harberson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018