WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/17 11:23 3 pgs
Fees:18.00 Taxes:610.50
20170517-0048868

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ 145,000

LeAnn Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of May, 2017.

Julia A. Hirt
Notary Public

MY COMMISSION EXPIRES: 10/9/19
(AFFIX SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sabry Eleya and Nermen Kous	United Wholesale Mtg.	107 05 0 030.00
(NAME)	(NAME)	
705 Elissa Dr.	1414 E. Maple Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Troy, MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of No Dollars And No/100 Dollars ($0.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kim Meadows, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sabry Eleya and Nermen Kous, 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:

Being Lot No. 122 on the Plan of Bel-Air Subdivision, Section 1, of record in Plat Book 2900, Page 28, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Kim Meadows, a married woman by Warranty Deed from George R. McDonald, and wife, Laurel A. McDonald dated April 5, 2002 and recorded April 19, 2002 as Instrument No 200204190048665, in said Register's Office for Davidson County, Tennessee. *Being re-recorded August 30, 2002 as Instrument No. 200208300105243, in said Register's Office for Davidson County, Tennessee. Said property further conveyed to Kim Meadows, a single woman, by Quitclaim Deed dated May 5, 2017 from Stephen Douglas Meadows, Sr., , and filed of record in* 20170517-0048867 *, said Register's Office.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MTJ-172509SSO

unimproved ☐

This is improved ☒ property, known as 705 Elissa Dr., 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 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, has 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 5th day of May, 2017

Kim Meadows

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kim Meadows, a single woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of May, 2017.

Notary Public

My Commission Expires: October 9, 2019

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: MTJ-172509SSO

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN