THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170511971** BILL GARRETT, Davidson County Trans:T20170057008 DEEDWARR Recvd: 07/05/17 09:35 2 pgs Fees:13.00 Taxes:1591.00 20170705-0067155	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is grater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me, this29th day of June, 2017. Notary Public My Commission Expires: 7/6/20 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Daniel Ghanem and Angela Griffith 650 Devon Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146-15-0-039.00

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, **Richard McDuffee II and Elizabeth McDuffee, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Daniel Ghanem and Angela M. Griffith, husband and wife**, ("Grantees"), their 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(s) 114, as shown on the map entitled Haileywood Estates Section VI, of record in Plat Book 2331, page 158, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RICHARD MCDUFFEE II and JANET HENRY, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from KEVIN B. WOLFE and LAURIE A. WOLFE, husband and wife, of record in Instrument No. 20000629-0064578, dated June 23, 2000, said Register's Office.

Being further conveyed to RICHARD MCDUFFEE, II and ELIZABETH MCDUFFEE, husband and wife, as joint tenants with right of survivorship and not as tenants in common, by deed from RICHARD MCDUFFEE II, a married man, joined by his spouse ELIZABETH MCDUFFEE, of record in Instrument No. 20110120-0005571, dated November 19, 2010, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 146-15-0-039.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2331, page 158, said Register's Office.

This is improved property located at 650 Devon Drive Nashville TN 37220

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 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 29th day of June, 2017.

Richard McDuffee II

Elizabeth McDuffee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard McDuffee II and Elizabeth McDuffee, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2017.

Notary Public

My Commission Expires: _____

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