Davidson County	DEEDWARR
Recvd: 07/05/17 12:37	4 pgs
Fees:23.00 Taxes:1202.50	
20170705-0067400	

WARRANTY DEED

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No. TE0003010

STATE OF TENNESSEE
COUNTY OF DAVIDSON Summer

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-30-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neil Charles Tarek Zaki and Caitlin Vance Zaki	Suntrust Mortgage	044-11-0-050.00
(NAME)	(NAME)	
313 Hadley Ave	1001 Semmes Ave RVW 5093	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN, 37138	Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Andrew VanBoxel and wife Jennifer VanBoxel,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Neil Charles Tarek Zaki and Caitlin Vance Zaki, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* wife

Being the southerly part of Lot No. 91, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, Page 68, and on plat showing Revision of Easements recorded October 28, 1949 in Book 1762, page 558, in Register's Office for Davidson County, Tennessee, more particularly described as follows: Starting with a concrete monument located in the easterly margin of Hadley Avenue and being 17.1 feet north of the southwest corner of Lot No. 91, and running thence the following courses and distances: (1) North 32 degrees 49' East 28.7 feet to a concrete monument; thence (2) Around a curve to the left having a radius of 164.4 feet for a distance of 47.8 feet to an iron pin; thence (3) South 72 degrees 26' East 304.1 to an iron pin; thence (4) South 0 degrees 47' West 80.6 feet to a concrete monument at the north end of a return; thence (5) Around a curve to the right having a delta angle of 90 degrees 25' and a radius of 25 feet for a distance of 39.4 feet to a concrete monument; thence (6) North 88 degrees 48' West 89.2 feet to an iron pin; thence (7) In a northwesterly direction along the southerly boundary of Lot No. 91 for a distance of 246.3 feet to an iron pin in the easterly margin of Hadley Avenue; thence, (8) Around a curve to the right having a radius of 570.5 feet for a distance of 17.1 feet to a

concrete monument and the point of beginning, containing 0.86 acres, more or less:

Being all the same property conveyed to Andrew Vanboxel, and wife, Jennifer Vanboxel, by Warranty Deed from Ronald Jason Blanchette and, Kevin Joseph Blanchette, both un-married, dated January 4, 2016, and recorded January 6, 2016 in Instrument No. 20160106-0001305, of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 313 Hadley Ave, Old Hickory, TN 37138

(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 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, 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 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 my hand this 19th day of June, 2017.

Andrew VanBoxel

Jennifer VanBoxel

STATE OF MICHIGAN
COUNTY OF KENT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew VanBoxel and Jennifer VanBoxel, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 19th day of June, 2017.

ROBERT SAMUEL RICE
Notary Public - Michigan
Kent County
My Commission Expires Apr 24, 2020
Acting in the County of KENT

Notary Public

My commission expires: April 24, 2020

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019
Notary' Seal (if on paper)

