# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170062081 DEEDWARR
Recvd: 07/20/17 10:36 2 pgs
Fees: 13.00 Taxes: 1609.13
20170720-0073250

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF July, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Susan G. Fahoury | new owners | |
| (NAME) | (NAME) | |
| 1201 52nd Avenue North | | 91-7 397 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (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, WE, **ZACHARY M. ALRUTZ AND LAURA H. ALRUTZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN G. FAHOURY,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

GEORGE JOSEPH FAHOURY JR. and WIFE,

**Land in Davidson County, Tennessee, being Lot No. 1101of Block 172, on the No. 1 Plan of West Nashville, of record in plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Zachary M. Alrutz and Laura H. Alrutz by deed from H & B Development, of record in Instrument No. 20150522-0047648, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1201 52nd Avenue North, Nashville, TN 37209
(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 18th day of July, 2017

Zachary M. Alrutz by
Kevin, attorney in fact

ZACHARY M. ALRUTZ

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Laura H. Alrutz by
Kevin, attorney in fact

LAURA H. ALRUTZ

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July, 2017, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Zachary M. Alrutz and Laura H. Alrutz and acknowledged that he executed the same as the free act and deed of Zachary M. Alrutz and Laura H. Alrutz.

Witness my hand and official seal at Nashville, Tennessee this 18th day of July, 2017.

Commission expires:

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018