WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $145,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF JULY, 2017. NOTARY PUBLIC MY COMMISSION EXPIRES 3/8/21

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3739N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Olma Saravia Diaz	movement Mortgage	075-15-0-038.00
820 Netherlands Drive	8024 Calvin Hall Rd.	
Hermitage, TN 37076	Indian Land, SC 29707	

STEVEN PAUL DISSER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170063228 DEEDWARR
Recvd: 07/24/17 13:52 2 pgs
Fees:13.00 Taxes:536.50
20170724-0074603

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MIKE MEKHAIL, A MARRIED MAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

OLMA SARAVIA DIAZ, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 24B on the Plan of Zone lot Division, Lots 23 thru 28, Meadows of Tulip Grove, Section Two, of record in Plat Book 6900, Page 184, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lyndon R. Bates and wife, Phyllis M. Bates by Special Warranty Deed from Regency Savings Bank, F.S.B of record in Book 11553, Page 88 Register's Office for Davidson County, Tennessee, dated June 29, 1999 and recorded on July 01, 1999. (Value or consideration as shown in aforementioned deed $612,500.00.)

Being a portion of the same property conveyed to Phyllis M. Bates, married by Quitclaim Deed from Lyndon R. Bates of record in Instrument No. 20020506-0055340 Register's Office for Davidson County, Tennessee, dated April 30, 2002 and recorded on May 06, 2002. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to PMB Properties, LLC, a Tennessee limited liability company by 20060908-0111143 deed from Phyllis M. Bates of record in Instrument No. 20060908-0111143 Register's Office for Davidson County, Tennessee, dated August 16, 2006 and recorded on September 08, 2006. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Mike Mekhail by Warranty Deed from PMB Properties, LLC of record in Instrument No. 20150811-0080297 Register's Office for Davidson County, Tennessee, dated August 07, 2015 and recorded on August 11, 2015. (Value of consideration shown in aforementioned deed $204,000.00.) Being also known as 831 Netherlands Drive Hermitage, Tennessee 370762344.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 820 Netherlands Drive, Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 20th day of July, 2017.

Mike Mekhail

Carmen Mekhail

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MIKE MEKHAIL AND CARMEN MEKHAIL, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of July, 2017.

Notary Public

My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

File #: 17-3739N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027