Davidson County DEEDWARR
Recvd: 08/29/17 09:21 3 pgs
Fees:18.00 Taxes:923.15
20170829-0088451

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Josephine Guirguis & John Z. Guirguis
6628 Ascot Drive
Antioch, TN 37013

SEND TAX BILL TO:
United Wholesale Mortgage
1414 E. Maple Road
Troy, MI 48083

MAP/PARCEL 151-09-0A-098.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael W. Culberson and Chouree Culberson, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Josephine Guirguis and John Z. Guirguis**, wife and husband, **hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 98, on the Final Plat of Long Hunter Chase, a Residential Planned Unit Development, Phase 1, Section II, of record in Plat Book 9700, Page 638, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael W. Culberson and Chouree Culberson, husband and wife and Margie Short, a single person, as joint tenants with the right of survivorship by Warranty Deed from Barry Construction Company, a Tennessee Corporation, recorded on the 27th day of March, 2000 in Instrument No. 20000327-0030523, in the Register's Office of Davidson County, Tennessee. Margie Short having since died on October 3, 2013, leaving Michael W. Culberson and Chouree Culberson as surviving tenants by the entirety.

This is improved property known as: **6628 Ascot Drive, Antioch, Tennessee 37013**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 21st day of August, 2017.

WITNESS MY HAND on this the 21st day of August, 2017

Michael W. Culberson

Michael W. Culberson

Chouree Culberson

Chouree Culberson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Michael W. Culberson and Chouree Culberson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 21st day of August, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $249,500.00.

AFFIANT

Subscribed and sworn to before me this the 21st day of August, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

File No: 170356

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: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.