Box 14
30026-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170076701 DEEDWARR
Recvd: 09/01/17 09:07 2 pgs
Fees:13.00 Taxes:614.20
20170901-0089914

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$166,000.00.**

Younes S Saleh
Affiant

Subscribed and sworn to before me, this the 31st day of August, 2017.

Notary Public

My commission expires: 7-7-2

(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Younes S. Saleh & Halima Slivany	**U.S. Bank National Association**	**134-13-0-098.00**
4806 Jeffery Drive	**P.O. Box-20005**	
Nashville, TN 37211	**Owensboro, KY 42304-0005**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Audrey Jeanette Spears, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Younes S. Saleh and Halima Slivany, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 184 on the Plan of Kenilworth Estates, Section-Four of record in Book 3300, Pages 34, 35 & 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Pittman Spears and his wife, Audrey J. Spears by Deed dated November 30, 1987, from Ernest L. Holloway, Jr. and his wife, Ida Nelle Holloway of record in Book 7416, Page 953, said Register's Office for Davidson County, Tennessee. The said John Pittman Spears having quitclaimed his interest in said property to Audrey Jeanette Spears by Quitclaim Deed dated December 11, 2000, of record in Instrument No. 20010126-0007858, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

The Plan of record in Book 3300, Pages 34, 35 & 36, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved (X) property, known as **4806 Jeffery Drive, Nashville, TN 37211**

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 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/our hand(s) this **31st** day of **August, 2017.**

Audrey Jeanette Spears
Audrey Jeanette Spears

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Audrey Jeanette Spears, an unmarried woman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **August, 2017.**

Notary Public

My Commission Expires: 7-7-21

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY