NEW OWNER:

NERMIN KAMEL
1740 STONEWATER DRIVE
HERMITAGE , TN 37076

SEND TAX BILLS TO:

Same

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-1365

Map & Parcel
097020A45900

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 09/05/17 16:07 4 pgs
Fees:23.00 Taxes:1228.40
20170905-0091359

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty-Two Thousand and 00/100 Dollars ($332,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GUY RICHARD ALEXANDER, married** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **NERMIN KAMEL and MINA GHOBRY, married to each other,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 459 on the Final Plat of Villages of Riverwood, Section One, Phase 4E, as shown on the plat of the same of record in Instrument No. 20140210-0011584, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to GUY RICHARD ALEXANDER, an unmarried man by Warranty Deed from Beazer Homes Corp., dated October 3, 2014, and of record in Instrument No. 20141007-0092911, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1740 STONEWATER DRIVE, HERMITAGE , TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20140210-0011584; Instrument No. 20080723-0075577, as corrected in Instrument No. 20081105-0110185; and Instrument No. 20090603-0051286, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, BRITTANY ALEXANDER, wife of the said Guy Richard Alexander, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantee, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 31st day of August, 2017.

Guy Richard Alexander
GUY RICHARD ALEXANDER

Brittany Alexander
BRITTANY ALEXANDER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GUY RICHARD ALEXANDER and BRITTANY ALEXANDER,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 2017.

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is **$332,000.00.**

AFFIANT

Sworn to and subscribed to before me this 31st day of August, 2017.

NOTARY PUBLIC

My commission expires: 3/10/21

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

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

