17-1-463

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170078352 DEEDWARR
Recvd: 09/07/17 11:11 2 pgs
Fees:13.00 Taxes:384.80
20170907-0091986

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2017

Notary Public:

My Commission Expires February 23, 2021

MY COMMISSION EXPIRES:

HANNAH [illegible] NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 2107 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Contrapuntis 401K Trust	NEW OWNER	Parcel ID:
354 Clearwater Drive	P.O. Box 186	15005030300
Nashville, TN 37217	Hermitage, TN 37076	

FOR AND IN 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

Hany Ghobrial and Michael Adly, both married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Contrapuntis 401K Trust

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:

BEING Lot No. 38A on the Plan of Edge-O-Lake, Section 21, of record in Plat Book 5200, Page 577, Zone Lot Division Lot Nos. 10-16 and 18-43, as of record in Book 6250, Page 111, and revised by plat of record in Book 6900, Page 256, said Register's Office, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hany Ghobrial and Michael Adly, both married, by deed from Josephine B. Scott and Deborah Carney, both married, of record in Instrument 20160914-0096587, said Register's Office, dated September 12, 2016.

This conveyance is subject to Restrictions of record in Book 6140, Page 420, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6250, Page 111, and revised by plat of record in Book 6900, Page 256, said Register's Office.

This property is not a marital residence for Hany Ghobrial or Michael Adly and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 354 Clearwater Drive, Nashville, TN 37217

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 our hands this 1st day of September, 2017.

Hany Ghobrial

Michael Adly

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hany Ghobrial and Michael Adly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of September, 2017.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.