WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$99,900.00.**

Affiant

Subscribed and sworn to before me this 27 day of September, 2017.

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

Bill Garrett Davidson County
Batch# 6261 DEEDWARR
10/02/2017 09:37:30 AM 2 pgs
Fees: $13.00 Taxes: $369.63
20171002-0100296

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Amanda J. Remo	Farmington Mortgage, a Division of Capstar Bank	075080A09000CO
194 Booke Castle Drive	2002 Richard Jones Road, Suite 300A	
Hermitage, TN 37076	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mourad Taki**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amanda J. Remo, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 194 on the Condominium Plat of Brook Castle, of record in Plat Book 6250, Page 627, amended in Book 6680, Page 905 and Book 6727, Page 762, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mourad Taki from Shapiro & Ingle, LLP, Substitute Trustee by Substitute Trustee's Deed on July 25, 2017, of record in Instrument Number 20170731-0077426, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 6250, Page 627, amended in Book 6680, Page 705 and Book 6727, Page 762, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in Master Deed recorded in Book 6519, Page 747, Register's Office for Davidson County, Tennessee.
- Charters of record in Book 7570, Page 312 and Book 6519, Page 739, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown in Book 6250, Page 691 and Book 6250, Page 156, Register's Office for Davidson County, Tennessee.

This is improved property known as: **194 Booke Castle Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 27, 2017.

Mourad Taki

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mourad Taki** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 27, 2017

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

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

My commission expires: 5-3-2021