Return to.
Advantage Title and Escrow, Inc 12562
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

Bill Garrett Davidson County
Batch# 16059 DEEDWARR
10/20/2017 10:39:02 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20171020-0107574

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

rEshak Abdelsayed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eshak Abdelsayed	SWBC Mortgage Corp.	164100a08300co
(NAME)	(NAME)	
2313 Cloudgrove Point	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ronald P. Thomas and wife, Martha Jane Thomas,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eshak Abdelsayed, married,** 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. 231, on the Plan of Village Two, Summerfield, of record in Instrument No. 20000929-0096421, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. (*erroneously shown as Rutherford two deeds prior)

Being the same property conveyed to Ronald P. Thomas and Martha Thomas by deed of record in Instrument No. 20101228-0102573, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2313 Cloudgrove Point, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 19th day of October, 2017.

Ronald P. Thomas

Martha Jane Thomas

State of Tennessee
County of Williamson

Personally appeared before me Ronald P. Thomas and Martha Jane Thomas, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of October, 2017.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 12561