WARRANTY DEED

Bill Garrett Davidson County
Batch# 20988 DEEDWARR
11/01/2017 03:23:05 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20171101-0112250

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $210,000.00

Janet Johnson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF OCTOBER 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

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

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-4048N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ryan Hanning and Rebecca Hanning	Notre Dame Credit Union	038-00-0-069.00
3703 Alessio Road	P.O. Box 7878	
Whites Creek, TN 37189	Notre Dame, IN 46556	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MOURAD TAKI, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RYAN HANNING AND REBECCA HANNING , HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 14TH, FORMERLY 24TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON & HICKERSON, ENGINEERS, DATED APRIL 2, 1982, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF ALESSIO ROAD AT AN IRON PIN ON THE EASTERLY LINE OF CHARLES LOHRUM PROPERTY; THENCE WITH SAID LINE, SOUTH 2 DEG. 22 MIN. EAST 947 FEET TO A STAKE; THENCE NORTH 66 DEG. EAST 173.5 FEET TO A STAKE; THENCE NORTH 3 DEG. 20 MIN. WEST 885.6 FEET TO AN IRON PIN ON THE SOUTHERLY MARGIN OF ALESSIO ROAD; THENCE WITH SAID ROAD SOUTH 86 DEG. 40 MIN. WEST 150 FEET TO THE BEGINNING, CONTAINING 3.3 ACRES MORE OR LESS.

Being the same property conveyed to Brian Stabile, an unmarried person by Warranty deed from Donald C. Merritt and Cheryl A. Merritt, Husband and Wife of record in Instrument No. 20041027-0129169 Register's Office for Davidson County, Tennessee, dated October 22, 2004 and recorded on October 27, 2004. (Value of consideration shown in aforementioned deed $127,500.00.)

The said Brian Stabile aka Brian Thomas Stabile having since died intestate on April 27, 2009, his estate having been filed of record in Docket No. 09P-1377, in the Probate Division of the Circuit Court for Davidson County, Tennessee. Also see Affidavits of Heirship of record in Instrument Nos. 20140707-0059595 and 20140707-0059596, naming Steven B. Stabile and Michael Stabile as his heirs-at-law.

Appointment of Substitute Trustee of record in Instrument No. 20140220-0014451, in said Register's Office.

Being the same property conveyed to Mourad Taki by Substitute Trustee's deed from Rubin Lublin TN, PLLC, Substitute Trustee of record in Instrument No. 20170710-0069109 Register's Office for Davidson County, Tennessee, dated June 27, 2017 and recorded on July 10, 2017. (Value of consideration shown in aforementioned deed $121,000 00.)

Being also known as 3703 Alessio Road Whites Creek, Tennessee 37189.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 3703 Alessio Road, Whites Creek, TN 37189

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 in 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 hand on the 25th day of October, 2017.

Mourad Taki

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MOURAD TAKI, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of October, 2017.

Notary Public

My Commission Expires: 3/10/21

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

File #: 17-4048N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027