Bill Garrett Davidson County
Batch# 21199 DEEDWARR
11/02/2017 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $725.20
20171102-0112570

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ayman Estefanous	Farmington Mortgage / CapStar	
(NAME)	(NAME)	
2533 Deerpath Dr.	2002 Richard Jones Rd Ste 300A	149-04-0-180.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ERIC T. LITAKER, SUCCESSOR TRUSTEE AND KAY E. LAWRENCE, SUCCESSOR TRUSTEE OF THE LITAKER, JR. LIVING TRUST U/A/D MARCH 16, 1998**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AYMAN ESTEFANOUS, MARRIED MAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 479 on the Plan of Edge-O-Lake Estates, Section VII, as of record in Book 3700, Page 79, Register's Office for said County, and described as follows:

Beginning at a point in the Southwesterly margin of Deerpath Drive, at the corner of Lots Nos. 478 and 479; thence with the margin of said Drive, Southeasterly 77 feet to a point at the beginning of a curve; thence around said curve, Southeasterly 39.27 feet to a point in the Northwesterly margin of Cedar Springs Drive; thence with the margin of the same, Southwesterly 103.04 feet to the corner of Lots 479 and 480; thence with the line between said lots, Northwesterly 102 feet to a corner of Lot No. 478; thence with the line between Lots 478 and 479, Northeasterly 128.04 feet to the point of beginning.

Being the same property conveyed by Corporate Warranty Deed from Thurman & Stevens Construction Company, Inc. to Walter J. Litaker, Jr. and wife, Mary T. Litaker, as recorded on the 27th day of March, 1967 in Deed Book 4115, Page 33, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Walter J. Litiker, Jr. and wife, Mary T. Litiker to Walter J. Litiker, Jr., and Mary T. Litiker, Trustees, or their successors in trust, under the Revocable Litiker Jr. Living Trust, dated March 16, 1998, as recorded on the 2nd day of April, 1998 in Deed Book 10866, Page 918, said Register's Office. Mary T. Litaker died on August 24, 2011 leaving Walter J. Litaker, Jr. as sole Trustee. Walter J. Litaker, Jr. died on February 16, 2016 leaving Eric T. Litaker and Kay E. Lawrence as the Successor Trustees un said Trust agreement.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2533 Deerpath Dr., Nashville, TN 37217
(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 hand this 30th day of October, 2017

BY: Eric T. Litaker, Successor Trustee

ERIC T. LITAKER, SUCCESSOR TRUSTEE

BY: Kay E. Lawrence Successor Trustee

KAY E. LAWRENCE, SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Eric T. Litaker and Kay E. Lawrence with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Successor Trustees of the Litaker, Jr. Living Trust, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Successor Trustees of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 30th day of October, 2017.

Commission expires: 11/5/19

KEVIN E. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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

