WARRANTY DEED

Bill Garrett Davidson County
Batch# 24728 DEEDWARR
11/13/2017 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20171113-0115877

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 5/10/2019

(AFFIX SEAL)

HALLIE STARNES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-10-2019

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Fahmy Hany Fahmy	OWNER	150-00-0 119.00
(NAME)	(NAME)	
210 Bryson Place		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, I, **James T. McLean Sr., an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **George Fahmy and Hany Fahmy,** 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:

A tract of land in the 2nd , formerly 3rd, Civil District of Davidson County, Tennessee, being part of Lot 5 in the subdivision of the land of Thomas J. Miller, deceased, as partitioned among his heirs-at-law; of record in Book 115, Page 324, Register's Office for said County, being Lot No., 3 on the Plan of the Pope Farm, not of record, described according to a survey made by George W. Watkins, Surveyor, February 28, 1951, as follows:

Beginning in the center of Hamilton Church Road 640 feet west of the northwest corner of the property conveyed to W.C. Mason and wife, by deed from Hallie H. Coffey, of record in Book 1975, Page 418, said Register's Office, being the corner of Lots Nos., 3 and 4; thence with the line between said two lots southwardly 820 feet to the northerly line of Lot No., 2; thence with the same North 85° west 320 feet to a stake; thence north 5° 30' east 820 feet to the center of Hamilton Church Road; thence with the center of same eastwardly 320 feet to the beginning, containing 6 acres, more or less.

Being the same property conveyed to James T. McLean Sr., an unmarried man by deed of record in Instrument 20070808-0094746, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of James T. McLean, Sr. by Lori Holloway as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 201711130115876, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☑

This is improved ☐ property, known as 3161 Hamilton Church Road, 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 hands this 8th day of November, 2017.

James T. McLean Sr. By: Lori Holloway

James T. McLean, Sr.
By: Lori Holloway, Attorney-in-Fact

State of Tennessee
County of Rutherford

On this 8th day of November, 2017 before me personally appeared Lori Holloway, the person who executed the foregoing instrument on behalf of James T. McLean, Sr., and acknowledged that she executed the same as the free act and deed of the said James T. McLean, Sr., through Power of Attorney granted her by the said James T. McLean, Sr..

WITNESS my hand and seal this 8th day of November, 2017.

Hannah Kepley

Notary Public Hannah Kepley
My Commission Expires: 8.22.21

File No.: 21143

HANNAH KEPLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2021

Certificate of Authenticity

I, John Cobb Rochford, 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 Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY