WARRANTY DEED

Bill Garrett Davidson County
Batch# 32344 **DEEDWARR**
12/01/2017 12:40:06 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20171201-0122852

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

Danielle Kados
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF NOVEMBER, 2017.

Rebecca Lehew
NOTARY PUBLIC

MY COMMISSION EXPIRES 07-31-19

REBECCA LEHEW STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-4174N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nael F. Moures	New Owner	164-07-0A-019.00-CO
205 Grovedale Trace		
Nashville, TN 37013		

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,

ATEF KADOS, A MARRIED MAN

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

NAEL F. MOURES AND MARIAM SHAFIK, 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 Davidson County, Tennessee, being Lot No. 19 on the Plan of Final Plat, Section One, Harvest Grove (Formerly Tillman) "Cluster Lot Subdivision" of record in Plat at Instrument No. 20060726-0090037 and as amended in Instrument No. 20061116-0142300 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Atef Kados, a married man by Special Warranty deed from Deutsche Bank Trust Company Americas as Trustee for RALI 2007QS11 of record in Instrument No. 20091221-0115681 Register's Office for Davidson County, Tennessee, dated October 21, 2009 and recorded on December 21, 2009. (Value of consideration shown in aforementioned deed $133,000.00.) Being also known as 205 Grovedale Trace Nashville, Tennessee 37013.
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 205 Grovedale Trace, ~~Nashville~~, TN 37013 Antioch AK

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 14th day of November, 2017.

ATEF KADOS

Atef Kados

LORNA KADOS

Lorna Kados

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ATEF KADOS AND LORNA KADOS, 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 14th day of November, 2017.

Laurie Damewood

Notary Public

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

My Commission Expires: 3/10/21

File #: 17-4174N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027