WARRANTY DEED

Return TO:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Margaret R. Meadows
State of Tennessee
Notary Public
Davidson County
My Commission Expires September 7, 2021

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fadie Said Nasr and Dima Sbenaty	UIF Corporation	086-10-0B-119.00 CO
(NAME)	(NAME)	
119 Noel Cove Circle	29777 Telegraph Rd., Ste. 3590	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Southfield, MI 48034	
(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, JANEL DAWN BARTON, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO, FADIE SAID NASR AND DIMA SBENATY, HUSBAND AND WIFE, 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 Unit No. 119 on the Plan of Noel Cove Townhomes, as established by a Master Deed and Declaration of Covenants, Conditions and Restrictions of record as Instrument Number 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof. Reference is hereby made to the plan of Noel Cove Townhomes, as shown on Exhibit Map to the Master Deed and Declaration of Covenants, Conditions and Restrictions, of record in Instrument Number 20030924-0141428, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to JANEL DAWN BARTON, by deed from TONYA HUNT, UNMARRIED, of record in Instrument No. 20150508-0042078, dated April 28, 2015, said Register's Office.

This conveyance is subject to: 2018 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of Noel Cove Townhomes, as established by a Master Deed and Declaration of Covenants, Conditions and Restrictions of record as Instrument Number 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof. Reference is hereby made to the plan of Noel Cove Townhomes, as shown on Exhibit Map to the Master Deed and Declaration of Covenants, Conditions and Restrictions, of record in Instrument Number 20030924-0141428, Register's Office for said County; and any and all restrictions and easements of record.

Bill Garrett Davidson County
Batch# 42370 **DEEDWARR**
12/28/2017 10:48:54 AM 2 pgs
Fees: $13.00 Taxes: $736.30

20171228-0131834

unimproved ☐

This is improved ☒ property, known as 119 Noel Cove Circle, Hermitage, TN 37076

(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 our hands this 8th day of December, 2017.

Janel Dawn Barton

Janel Dawn Barton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janel Dawn Barton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 8th day of December, 2017.

Notary Public

My Commission Expires: 3/4/18

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.