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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 171214441**<br><br>Bill Garrett Davidson County<br>Batch# 43478 **DEEDWARR**<br>01/02/2018 01:56:31 PM 2 pgs<br>Fees: $13.00 Taxes: $416.25<br>20180102-0000454 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $112,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 27th day of December, 2017.<br><br>Notary Public<br>My Commission Expires: TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018 |

# WARRANTY DEED

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| Address New Owner:<br>Mina Kheil<br>635 Foster Lane<br>Mt Juliet, TN 37122 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>108-16-0-178.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hester A. Boucher, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mina Kheil and Mary Malak, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34-B on the Plan of Zone Lot Division Lots 10, 11, 12, 14, 24, 26, 34, Section One of Percy Priest Woods of record in Plat Book 5200, Page 652, amending Plat Book 5200, Page 472, 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 Hester A. Boucher, a single person by Special Warranty deed from The Secretary of Veterans Affairs, an Officer of the United States of America of record in Book 9619, page 210, Register's Office for Davidson County, Tennessee, dated March 08, 1995 and recorded on March 15, 1995.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 472, amended in Plat Book 5200, Page 652, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5984, Page 865, amended in Book 6020, page 270, Book 6097, page 11, Book 6132, page 221, Book 6353, page 307 and Book 6560, page 667, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Grant of Easement for Ingress/Egress of record in Book 6071, Page 491, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1019 Pleasant View Drive Nashville TN 37214

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 27th day of December, 2017.

Hester A. Boucher

Hester A. Boucher

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hester A. Boucher, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2017.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018