G#30340-2

WARRANTY DEED

Bill Garrett Davidson County
Batch# 44597 DEEDWARR
01/04/2018 03:20:51 PM 2 pgs
Fees: $13.00 Taxes: $684.50
20180104-0001483

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2017.

Notary Public

My commission expires:
(AFFIX SEAL)

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Naji Muhammed Rekany and Muhamed Saadula Rekany	new owner	**14806001000**
305 Margo Lane		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Joanna Elizabeth Jungman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Naji Muhammed Rekany, a married man, and Muhamed Saadula Rekany, a 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. 132 on the Plan of Haywood Acres, Section IV, as of record in Book 2900, Page 93, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 75 feet on the East side of Margo Lane and runs back 240.9 feet on the North line and 275 feet on the South line to a dead line in the rear, which is a broken line on which it measures 106.6 feet.

BEING the same property conveyed to Walter L. Jungman and wife, Joanna E. Jungman, by Warranty Deed dated February 2, 1962, from Randall Phillips Builders, Inc., of record in Book 3341, Page 70, Register's Office for Davidson County, Tennessee. Said interest is now vested in Joanna E. Jungman as surviving tenant by the entirety, the said Walter L. Jungman died August 13, 2008.

THIS instrument is being executed on behalf of Joanna Elizabeth Jungman, pursuant to a General Power of Attorney executed by her on the 21st day of May, 2009, of record in Instrument No. 20180104-0001482 **, Register's Office for Davidson County, Tennessee.**

JOANNA ELIZABETH JUNGMAN BEING ONE AND THE SAME PERSON AS JOANNA E. JUNGMAN.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VRES17305

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 2900, Page 93, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 3075, Page 160, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and were paid by the Grantor herein and the subsequent years, not yet due and payable.

This is improved property, known as: **305 Margo Lane, Nashville, TN 37211**.

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 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/our hand(s) this **29th** day of **December, 2017.**

Joanna Elizabeth Jungman

Joanna Elizabeth Jungman
By John Walter Jungman, Attorney-In-Fact

by John Walter Jungman attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **John Walter Jungman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Joanna Elizabeth Jungman,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Joanna Elizabeth Jungman,** for the purpose therein contained, by signing the name of **Joanna Elizabeth Jungman,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **December, 2017.**

Notary Public

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/8/21