RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Bill Garrett Davidson County
Batch# 53139 DEEDWARR
01/30/2018 12:23:31 PM 2 pgs
Fees: $13.00 Taxes: $554.63
20180130-0009446

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23RD DAY OF JANUARY, 2018,

Notary Public

MY COMMISSION EXPIRES: 8. 20 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 100, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Yousef B. Hantouli and Mona A. Hantouli	New owner	162 09 0A 128.00
(NAME)	(NAME)	
5510 Country Drive, Unit 128		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($149,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Deborah Kay Moore, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yousef B. Hantouli and Mona A. Hantouli, 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:

Townhouse No. 128, Building No. 22 in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2 as of record in Book 4460, page 133, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Horace Richard Bingham and wife Erlene Bingham by Warranty Deed from Hank G. Martin and wife Linda M. Martin dated March 17, 1983 and recorded March 23, 1983 in Book 6025, Page 391, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jessie Erlene Mitchell, a life estate with a remainder interest to Dianna Jean Welk, Deborah Kay Moore, Douglas Michael Eley and Pamela Jo Cook by Quitclaim Deed from Talmage M. Watts dated July 06, 2000 and recorded July 10, 2000 in Instrument Number 200007100068257, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah Kay Moore, a married woman by Quitclaim Deed from Erlene Bingham, an unmarried woman dated May 14, 2014 and recorded May 14, 2014 in Instrument Number 20140514-0041382, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Erlene J. Bingham by Quitclaim Deed from Dianna Jean Wells, Deborah Kay Moore, Douglas Michael Eley and Pamela Jo Cook dated September 09, 2014 and recorded September 16, 2014 in Instrument Number 20140916-0084835, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Deborah Kay Moore, a married woman by Quitclaim Deed from Erlene J. Bingham, an unmarried woman, aka Jessie Erlene Bingham dated October 13, 2014, recorded October 21, 2014, in Instrument Number 201410210097007, in said Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or her spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 5510 Country Drive, Unit 128, 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, 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, has 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 23rd day of January 2018

Deborah Kay Moore
Deborah Kay Moore

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Deborah Kay Moore, a married woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of January, 2018.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires March 6, 2018

File Number: FRN-178260SSO