Bill Garrett Davidson County
Batch# 53762 DEEDWARR
02/01/2018 10:50:30 AM 4 pgs
Fees: $23.00 Taxes: $684.50
20180201-0010301

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$185,000.00.**

Affiant

Subscribed and sworn to before me this 26th day of January, 2018.

Notary Public
My Commission expires: 1-26-19
(Affix Seal)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mohsinn Mosad	SWBC Mortgage	136-06-0-120.00
3508 Saxon Mist Court	9311 San Pedro Ave #100	
Nashville, TN 37217	San Antonio, TX 78216	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kim DaCosta-Azar and Christine M. DaCosta**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mohssin Mosad and Nagat Endrous, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 497 on the plan of Priest Lake Park, Section 7A, of record in Book 5200, pages 107, 108 and 109 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Manuel A. DaCosta and wife, Christine M. DaCosta, by deed from Rhonda C. Cunningham and husband, Howard L. Burley, Jr., on December 10, 1993, of record in Book 9184, page 727, Register's Office for Davidson County, Tennessee. And further conveyed to Kim DaCosta-Azar and Christine M. DaCosta by quitclaim deed from Manuel A. DaCosta and wife, Christine M. DaCosta of record in Instrument Number 20180118-0005276, said register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 5200, page 107-109, Register's Office Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5499, page 879, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3508 Saxon Mist Court, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 26, 2018.

Kim DaCosta-Azar

Christine M. DaCosta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christine M. DaCosta** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 26, 2018.

My commission expires 7/6/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kim DaCosta-Azar** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 26, 2018

My commission expires _____

Notary Public

WITNESS our hands this January 26, 2018.

Kim DaCosta-Azar

Kim DaCosta-Azar

Christine M. DaCosta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Christine M. DaCosta** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 26, 2018

My commission expires _____

_____
Notary Public

STATE OF Virginia
COUNTY OF Fairfax

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kim DaCosta-Azar** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 26, 2018

My commission expires 10/31/2021

_____
Notary Public

EDWIN E. BENITEZ LAZO
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCT. 31, 2021
COMMISSION # 7738848

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

