Bill Garrett Davidson County
Batch# 53825 DEEDWARR
02/01/2018 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20180201-0010389

Prepared by: Returned:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Evelyn J. Thomson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mourad S. Mikhaiel and Nagaat Embark, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 512 on the Plan of Edge-O-Lake Estates, Section VII, as of record in Book 3700, page 79, Register's Office for said County, to which reference is made for a more complete description of the property.

Being the same property conveyed to William R. Thomson and wife, Evelyn J. Thomson by deed from Roger A. Ford and wife, Susan K. Ford, dated July 20, 1981, of record in Book 5773, page 284, Register's Office for Davidson County, Tennessee. William R. Thomson having since died on November 4, 2007.

Durable Power of Attorney from Evelyn J. Thomson to Lynn Colquette was recorded on 1/22/2018 of record in Instrument No. 20180122-0006314.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2650 Willowbranch Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of January, 2018.

Evelyn J. Thomson
by Lynn Colquette
Her attorney in fact

Evelyn J. Thomson by Lynn Colquette
Her Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 29th day of January, 2018, before me personally appeared Lynn Colquette, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Evelyn J. Thomson, acknowledged that such person executed the same as the free act and deed of Evelyn J. Thomson.

Notary Public

My Commission Expires: 5/8/18

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 185,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of January, 2018.

Notary Public

My Commission Expires: 3/10/21

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Mourad S. Mikhaiel 2650 Willowbranch Drive Nashville, TN 37211	US Bank Home Mtg 3601 Penn Ave S, Ste A1 Richfield, MN 55423	149-04-0-129.00

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

