This instrument prepared by ~~& return to~~: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-KW-18-6227

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of February, 2018, by and between Maher A Fawaz and Kitty H Fawaz, a married ocuple, party of the first part, and April H. Khoury and George K. Khoury, Jr., wife and husband., party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of West Meade Farms, Inc., Section "E" of record in Plat Book 1835, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, described as follows:

Beginning on the Southeasterly margin of Robin Hill Road at the corner of Lots Nos. 95 and 96; thence with the line between said two lots, Southeastwardly 381.4 feet; thence South 70 degrees 32' WEst 167 feet to the Easterly margin of Brook Hollow Road; thence with same Northwardly 361.2 feet to the beginning of a curve;thence around said curve with a radius of 25 feet Northeastwardly 39.5 feet to the Southeasterly margin of Robin Hill Road; thence with same, Northeastwardly 162.9 feet to the beginning.

Being all or part of the same property conveyed to Maher A. Fawaz and Kitty H. Fawaz by virtue of that certain Warranty Deed dated March 31, 1988, and being of record at Instrument No. Book 7505, Page 552 in the Register's Office of Davidson County, Tennessee.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 1835, Page 70 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Maher A Fawaz

Kitty H Fawaz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Maher A Fawaz and Kitty H Fawaz, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of February, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett
Batch# 61368
02/22/2018 10:26:27 AM
Fees: $13.00 Taxes: $2,016.50

Davidson County
DEEDWARR
2 pgs

Property Owner & Address/
ADDRESS NEW OWNER

April H. Khoury and George K. Khoury, Jr.
1127 Stonebridge Park Dr
Franklin, TN 37069

Tax Parcel No 11515007800

Property Address: 6227 Robin Hill Rd.
Nashville, TN 37205

MAIL TAX
BILLS TO: NEW OWNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $545,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of February, 2018.

Notary Public

My Commission Expires: 07/06/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020