Bill Garrett Davidson County
Batch# 66939 DEEDWARR
03/09/2018 11:03:51 AM 2 pgs
Fees: $13.00 Taxes: $528.36
20180309-0022435

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$442,800.00~~

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF MARCH, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-24-21

TARA R MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4373N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ashley Warcewicz	CMG	120-13-0-079.00
1106 Tara Ann Ct	3160 Crow Canyon Rd #400	
Nashville, TN 37217	San Ramon CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MOURAD TAKI

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ASHLEY WARCEWICZ AND JOHN C. DEFOOR JR., WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), 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. 22A on the Plan of Zone Lot Divisions of Lots 13, 14,15, 16, 20 and 22, Section 3 and Lots 9 and 10 of Section 1, Seven Oaks Estates, of record in Plat Book 6050, Page ~~413,~~ 152 Amended in Plat Book 6250, Page 413 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy L. Gambrell, unmarried by Warranty deed from Mary A. Lyons of record in Book 10015, page 329, Register's Office for Davidson County, Tennessee, dated April 11, 1996 and recorded on April 15, 1996. (Value or consideration shown in aforementioned deed $55,000.00.)

Being the same property conveyed to Mourad Taki by Substitute Trustee's deed from Shapiro & Ingle, LLP, Substitute Trustee of record in Instrument No. 20171229-0132497 Register's Office for Davidson County, Tennessee, dated December 13, 2017 and recorded on December 29, 2017. (Value of consideration shown in aforementioned deed $73,600.00.) Being also known as 1106 Tara Ann Ct Nashville, Tennessee 37217.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1106 Tara Ann Ct, Nashville, TN 37217

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 in 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 hand on the 5th day of March, 2018.

Mourad Taki

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MOURAD TAKI, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of March, 2018.

Notary Public

My Commission Expires: 3/10/21

File #: 18-4373N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021