Bill Garrett Davidson County
Batch# 68134 DEEDWARR
03/13/2018 11:14:30 AM 2 pgs
Fees: $13.00 Taxes: $685.50
20180313-0023586

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,270.00.

Michael Adly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~12TH~~ 13TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0180

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hany Ghobrial	Hany Ghobrial	#176050A02400
(NAME) 2008 Keaton Drive	(NAME) 2008 Keaton Drive	
(ADDRESS) La Vergne, TN 37086	(ADDRESS) Lavergne, TN 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-FIVE THOUSAND TWO HUNDRED SEVENTY AND NO/100 DOLLARS ($185,270.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
CHRISTA MARIE GARMAN, AN UNMARRIED WOMAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
HANY GHOBRIAL AND WIFE, MARIAM ESHAK, A 32.5% UNIDVIDED INTEREST AND MICHAEL ADLY AND WIFE, SARA SHOUNDA, A 32.5% UNDIVIDED INTEREST AND BESHOY GERGES, AN UNMARRIED MAN, A 10% UNDIVIDED INTEREST AND MICHEAL BESADA, A MARRIED MAN, A 25% UNDIVIDED INTEREST,
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:

Land in Davidson County, Tennessee, being Lot No. 38, on the Plan of Hickory Woods Estates, Section "C", of record in Book 6900, Pages 885, 886, and 887, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christa Marie Garman, an unmarried woman, by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument 20140421-0032774, said Register's Office, dated April 17, 2014.
This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9678, Page 187 and Book 11180, Page 802, said Register's Office.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6900, Pages 885,886, and 887, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 6728 Birchbrook Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 12th day of March, 2018.

Christa Marie Garman

Christa Marie Garman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christa Marie Garman, an unmarried woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this March 12, 2018.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.