This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1623

Bill Garrett Davidson County
Batch# 69169 DEEDWARR
03/15/2018 09:52:46 AM 2 pgs
Fees: $13.00 Taxes: $773.30

20180315-0024338

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$214,000.00~~ $209,000.00 $0

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2018

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 12/15/21

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Brooke O'Hagan<br>3961 Pepperwood Drive<br>Nashville, TN 37013 | Same as New Owner | 165-13-0A-146.00-C |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Soliman R. Salib and Mariam Matar, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brooke O'Hagan, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: * Briana

Land in Davidson County, Tennessee, being Lot No. 442 on the Plan of Peppertree Forest, Section Nine, P.U.D. of record in Plat Book 7900, Page 760, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed by Warranty Deed from Georgia Evans, married to Soliman R. Salib and Mariam Matar, husband and wife as recorded on the 19th day of November, 2015 in Instrument No. 20151119-0117606; Warranty Deed from Tommy M. Glover and wife, LeAnna F. Glover to Georgia Evans as recorded on the 3rd day of November, 2015 in Instrument No. 20151103-0111910 and Warranty Deed from Lisa K. Preston, unmarried to Tommy M. Glover and wife LeAnna F. Glover as recorded on the 14th day of March, 2001 in Instrument No. 20010314-0024578, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **3961 Pepperwood Drive, Nashville, TN 37013**.

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 5th day of March, 2018.

GRANTOR:

Soliman R Salib
Soliman R. Salib

Mariam Matar
Mariam Matar

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Soliman R. Salib and Mariam Matar, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of March, 2018.

Rachel Marie Collins
Notary Public
My Commission expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM