Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville,TN 37075
18-0157HV

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of March, 2018

Notary Public
Commission Expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

Bill Garrett Davidson County
Batch# 71241 **DEEDWARR**
03/20/2018 09:27:39 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180320-0026026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Majeed Zaher Mahmoud 687 Candlestick Drive Nashville, TN 37211	SWBC Mortgage 9311 San Pedro, #100 San Antonio, TX 78216	147-14-0-170.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jeffrey Thomas Eldridge, individually and as sole beneficiary and devisee

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Majeed Zaher Mahmoud and Naseema Mahmoud, husband and wife

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. 451, on the plan of Candlestick Farms, Section Four, as of record in Book 3600, Page 71, Register's Office for Davidson County, Tennessee. Said Lot 451 fronts 92 feet on the westerly side of Candlestick Drive and runs back 184.2 feet on the northerly line and 172.2 feet on the southerly line to a dead line in the rear, on which it measures 73.5 feet.

BEING the same property previously conveyed to Thomas Eldridge and wife, Eleanor B. Eldridge by Warranty Deed from Hallmark Construction Company, a Tennessee corporation, dated 4/15/66 and recorded 4/27/66 in Book 4010, Page 762, Register's Office for Davidson County, Tennessee.

The said Thomas Roscoe Eldridge a/k/a Thomas Eldridge having died intestate on October 28, 2014, predeceasing his wife. The said Sarah Eleanor Bright Eldridge a/k/a Sarah Eleanor Eldridge a/k/a Eleanor B. Eldridge having since died on April 13, 2017, with her will being probated in Davidson County, Tennessee, under Docket No. 17P-434. The said Jeffrey Thomas Eldridge was named Executor of the Estate and is the sole residuary beneficiary.

FURTHER BEING the same property conveyed to Jeffrey Thomas Eldridge, individually and as sole beneficiary and devisee, by Executor's Quitclaim Deed from Jeffrey Thomas

Eldridge, Executor of the Estate of Sarah Eleanor Bright Eldridge a/k/a Sarah Eleanor Eldridge a/k/a Eleanor B. Eldridge, dated 8/27/17 and recorded 8/31/17 in Instrument No. 20170831-0089750, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 687 Candlestick 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of March, 2018.

Jeffrey Thomas Eldridge

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey Thomas Eldridge,** 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 Hendersonville, Tennessee this 16th day of March, 2018.

Notary Public

My Commission Expires: 11/20/18

(Notary Seal)

