Return To: 18-0066
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Bill Garrett Davidson County
Batch# 72954 DEEDWARR
03/26/2018 10:02:41 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20180326-0027993

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 9/9/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Esam Alzughabi	The Mortgage Firm	150-01-0-100.00
(NAME)	(NAME)	
2721 Mossdale Dr.	921 Douglas Ave #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Altamonte Springs FL 32714	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Emmanuel Chokuba, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Esam Alzughabi and Amber Haley, 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. 266 on the Plan of Edge-O-Lake Estates, Section 4, as of record in Book 3600, pages 87 and 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 266 fronts 79 feet on the southerly side of Mossdale Drive and runs back between lines, 169.56 feet on the westerly side and 172.77 feet on the easterly side to a line at the rear on which it measures 64.81 feet thereon.

Being the same property conveyed to Emmanual Chokube by Warranty Deed from Jessica R. Tims, dated April 26, 2017, of record in Instrument No. 20170503-0043769, Register's Office for Davidson County, Tennessee. Emmanuel Chokuba also being known as Emmanual Chokube.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3600, pages 87 and 88; Restrictions of record in Book 3836, page 23; all of record in the Register's Office for Davidson County, Tennessee.

This property is not, and has never been the primary residence of the Grantor, Emmanuel Chokuba.

unimproved ☐

This is improved ☑ property, known as 2721 Mossdale Drive, Nashville, TN 37217
(House Number) (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 my hand this 2nd day of March, 2018.

Emmanuel Chokuba

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Emmanuel Chokuba, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 2nd day of March, 2018.

Notary Public
My Commission Expires: _____

File No.: 26602

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019