Bill Garrett Davidson County
Batch# 75176 DEEDWARR
04/02/2018 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20180402-0029998

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of March, 2018, by and between Cole M Warren, married, party of the first part, and Mike Mekhail, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 18 on the Plan of Hickory View, Phase One, as of record in Book 5210, Page 221, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

FOR INFORMATION PURPOSES ONLY: 508 Ash Briar Circle, Nashville, TN 37211

Being all or part of the same property conveyed to Cole M. Warren by virtue of that certain Warranty Deed dated September 30, 2002, and being of record at Instrument No. 20021004-0121259 in the Register's Office of Davidson County, Tennessee.

The said Cole M. Warren is now known as Cole M. Johnson.

Seller warrants that this property is not her primary residence and said property was used for investment purposes only.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and subject to Restrictions of record in Book 5516, page 863 and Surveyors Certificate of Correction in Book 5530, page 658 and Book 5591, page 663, said Register's Office; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Cole M Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Cole M Johnson with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of March, 2018.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/25/19

Property Owner & Address: Mike Mekhail
7000 Timber Oak Drive
Mt. Juliet, TN

Tax Parcel No 16209006800

Property Address: 508 Ash Briar Circle
Nashville, TN 37211

MAIL TAX BILLS TO: Owner at Owner's Address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $100,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of March, 2018.

Notary Public

My Commission Expires: 9/25/19

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-26-2019

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