Bill Garrett Davidson County
Batch# 76398 DEEDWARR
04/04/2018 03:35:21 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20180404-0031795

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 30TH day of MARCH 2018.

Notary Public

My commission expires:

KRISTIAN BOOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 20, 2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas G. Lohrmann	FRANKLIN AMERICAN	**059040A02400CO**
3043 Ewingdale Drive	6100 TOWER CIRCLE SUITE 600	
Nashville, TN 37207	FRANKLIN, TN 37067	

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 ACKNOWLEDGE, WE,

Tamer Abousaleeb, a married man, and Sameh Abousaleeb, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas G. Lohrmann, a single man

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 29 on the plan of Brookview Subdivision, Phase I, of record in Instrument No. 20050209-0015100 and certificate of correction in Instrument No. 20050826-0102256, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Tamer Abousaleeb, a married man, and Sameh Abousaleeb, an unmarried man by Cash Deed for Tennessee from Ben Carson, The Secretary of Housing and Urban Development of Washington, D.C., dated November 17, 2017, of record in Instrument No. 20171122-0119802, corrected in Scrivener's Affidavit of record in Instrument No. 20171130-0122290, Register's Office for Davidson County, Tennessee. **Subject property was never the sole principal residence of said Grantors, spouses, heirs nor assigns.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Instrument No. 20050209-0015100, corrected in Instrument No. 20050826-0102256, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3043 Ewingdale Drive, Nashville, TN 37207.

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 in 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.

_____ Date: 03-30-2018
Tamer Abousaleeb

_____ Date: 3-30-2018
Sameh Abousaleeb

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Tamer Abousaleeb, the within named Grantor(s), 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, at office, this 30th day of March, 2018.

Stacey Denson Palmer
NOTARY PUBLIC

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

My Commission Expires:_____

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Sameh Abousaleeb, the within named Grantor(s), 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, at office, this 30th day of March, 2018.

Stacey Denson Palmer
NOTARY PUBLIC

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

My Commission Expires:_____