WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Bill Garrett Davidson County
Batch# 79744 DEEDWARR
04/11/2018 10:52:02 AM 2 pgs
Fees: $13.00 Taxes: $813.63

20180411-0034073

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0257

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew Stanton and Natalie Nashat Hilme Qayed Najar, husband and wife	Movement Mortgage, LLC	#04309040500
(NAME)	(NAME)	
338 A Thelma Street	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Nineteen Thousand Nine Hundred And No/100 Dollars ($219,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KUDZU REAL ESTATE, INC.,

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

ANDREW STANTON AND NATALIE NASHAT HILME QAYED NAJAR, 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. 13, of Block "M" of Woodlawn Estates, of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Kudzu Real Estate, Inc., a Tennessee corporation, by Quitclaim Deed from Kudzu Real Estate, Inc., a Tennessee corporation, of record in Instrument 20170119-0006096, said Register's Office, dated January 11, 2017. And being part of the same property conveyed to Kudzu Real Estate, Inc. by deed from Barbara Faulk, unmarried, of record in Instrument 20161219-0132641, said Register's Office, dated December 16, 2016.

This conveyance is subject to Restrictive Covenants of record in Book 1264, Page 266, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 843, Page 82, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 338 A Thelma Street, Madison, TN 37115
(House No.) (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 our hands this 10th day of April, 2018.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of the Kudzu Real Estate, Inc. the within named bargainer, and corporation, and that he/she as such Presidentbeing authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Robert B. Potter as such President.

WITNESS MY HAND and official seal, this 10th day of April, 2018.

My Commission Expires: 5/5/20

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.