**NEW OWNER:**

Eed Girgis
Salah Anis
Hanna Hanna
8124 Bonnafair Drive
Hermitage, TN 37076

**SEND TAX BILLS TO:**

New Owner

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO:** 18-0174 MJ

Map 074 Group 04-0 Parcel 032.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 80314 **DEEDWARR**
04/12/2018 03:26:05 PM 3 pgs
Fees: $18.00 Taxes: $577.20
20180412-0034675

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-Six Thousand and 00/100 Dollars ($156,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT ALAN MACINTYRE AND DALINDA DAWN MACINTYRE**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **EED GIRGIS, SALAH ANIS AND HANNA HANNA, TENANTS IN COMMON** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

**Land in the Civil District of Davidson County, Tennessee, Being Lot No. 5 on the plan of Hermitage Hills, Section Twelve, and of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**BEING the same property conveyed to Robert Alan MacIntyre and wife, DaLinda Dawn MacIntyre, by Warranty Deed from Steve L. Warfield and wife, Barbara J. Warfield, dated August 27, 1997, and of record in Book 10591, Page 21, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as 8124 Bonnafair Drive, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 3rd day of **April, 2018**.

Robert Alan MacIntyre
ROBERT ALAN MACINTYRE

Dalinda Dawn MacIntyre
DALINDA DAWN MACINTYRE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ROBERT ALAN MACINTYRE AND DALINDA DAWN MACINTYRE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of **April, 2018**.

Hunter B. Thrasher
NOTARY PUBLIC

My commission expires: 10/26/21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**********

The actual consideration or value, whichever is greater, for this transfer is $ **156,000.00** .

AFFIANT

Sworn to and subscribed to before me this 3rd day of **April, 2018**.

NOTARY PUBLIC

My commission expires: 10-6-21

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY