

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th DAY OF April, 20 18.

NOTARY PUBLIC

My Commission expires: 1-10-21

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18030031

Address of New Owner	Send Tax Bills To:	Tax Information:
Baheg K. Habib Nihal E. Hanna 4204 Longfellow Drive Nashville, TN 37214	Same	062-02-0B-264.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Catherine M. Frizzell, formerly known as Catherine M. Blackwell, and Derek N. Frizzell, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Baheg K. Habib and Nihal E. Hanna, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of First Revision, Abbington Park, Phase Two-Section One, of record in Instrument No. 20081024-0106746, and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Catherine M. Blackwell, an unmarried woman and Derek N. Frizzell, an unmarried man, by Warranty Deed from Frederick W. Anderson, Jr., unmarried, dated 05/06/2015 and recorded on 05/07/2015 in Instrument No. 20150507-0041869, Register's Office for Davidson County, Tennessee.

**Catherine M. Frizzell and Catherine M. Blackwell is one and the same person.

This is property generally located:
4204 Longfellow Drive, Nashville, TN 37214

Bill Garrett Davidson County
Batch# 81011 **DEEDWARR**
04/16/2018 10:41:39 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50

20180416-0035430

SUBJECT TO THE FOLLOWING:

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Instrument No. 20081024-0106746, and Instrument No. 20081030-0108211, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Instrument No. 20010402-0031520, said Register's Office.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20081008-0101931, corrected by Scrivener's Affidavit of record in Instrument No. 20081031-0108645, said Register's Office.
5. Deed of conveyance of record in Book 8377, Page 820, said Register's Office, which contains reservations for certain sewer taps.
6. Flowage Easements granted to the United States of America of record in Book 2242, Page 513, said Register's Office.
7. Transmission Line Easement of record in Book 1163, Page 341, said Register's Office.
8. Storm Water Detention Agreement of record in Instrument No. 20030109-0004246, and Instrument No. 20030508-0061633, said Register's Office.
9. Waiver of Rights and Release of Claims of record in Instrument No. 20090210-0011533, said Register's Office.
10. Easements as contained in an instrument of record in Instrument No. 20081008-0101931, said Register's Office.
11. Assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20081008-0101931, said Register's Office.

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/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Catherine M. Frizzell and Derek N. Frizzell** has/have caused this instrument to be executed, this the 12 day of April, 2018.

Catherine M. Frizzell

Derek N. Frizzell

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Catherine M. Frizzell and Derek N. Frizzell,** 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.

This the 12 day of April, 2018.

My commission Expires: 8.25.18

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY