Bill Garrett Davidson County
Batch# 88039 DEEDWARR
05/03/2018 03:38:34 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20180503-0042456

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2018

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruth A. Yassa Magdy Gerges	U.S. BANK NATIONAL ASSOC	181010B13700CO
(NAME)	(NAME)	
6748 Sunnywood Drive	7601 PENN AVE, S, STE A1	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	RICHFIELD, MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patrick Joseph Johnston, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ruth A. Yassa and Magdy Gerges, wife and husband,** 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:

BEING Lot No. 2 on the Plan of Phase Two, 2nd Addition to Sugar Valley, an RS-10 Cluster Lot Subdivision, a Planned Unit Development, as shown by plat of record in Instrument #20060322-0032604, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Patrick Joseph Johnston, unmarried by deed from Bobby J. Sanders, an unmarried man, dated 9-3-14 of record in Instrument #20140905-0081756 and corrected in Instrument #20141009-0093786, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 6748 Sunnywood Drive, Nashville, TN 37211
(House Number) (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 my hands this 30th day of April, 2018.

Patrick Joseph Johnston

State of Tennessee
County of Davidson

Personally appeared before me Patrick Joseph Johnston, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2018.

Notary Public Judy Reed
My Commission Expires: 11-20-21

File No.: 1156