Bill Garrett Davidson County
Batch# 90158 DEEDWARR
05/08/2018 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $969.40
20180508-0044078

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ SUMNER
The actual consideration or value, whichever is greater, for this transfer is $262,000.00.

Affiant

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 1st day of May, 2018.

Notary Public
My commission expires: 10/29/19

04-1804-56825

Address of New Owner:	Send Tax Bills to:	Tax Information:
Romany Saleh	Fifth Third Mortgage Co	135-14-0-B-048.00
1813 Olive Circle	5050 Kingsley Drive	CO
Nashville TN 37217	Cincinnati, OH 45227	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dina S. Cancryn, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Romany Saleh and Martina Sadek, husband and wife**, hereinafter called the Grantees, their successors 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. 47, on the Plan of Section One, Phase Two, Ransom Place, of record in Book 7900, Page 463, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dina S. Cancryn by deed from John Parkovich, or Madeleine Parkovich, trustees or successor trustee(s) of the John and Madeline (sic) Parkovich Trust Dated January 13, 1998, dated March 28, 2003, recorded April 2, 2003, of record in Instrument No. 20030402-0043816, Register's Office for Davidson County, Tennessee. The correct spelling of grantor's name is John Parkovich, or Madeleine Parkovich, trustees or successor trustee(s) of the John and Madeleine Parkovich Trust Dated January 13, 1998, erroneously stated in the prior deed as John Parkovich, or Madeleine Parkovich, trustees or successor trustee(s) of the John and Madeline Parkovich Trust Dated January 13, 1998.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1813 Olive Circle, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 1st day of May, 2018.

Dina S. Cancryn

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Dina S. Cancryn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 1st day of May, 2018.

Notary Public

My Commission expires: 3/31/20

TONIA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

