THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 90234 **DEEDWARR**
05/08/2018 03:12:27 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20180508-0044181

ADDRESS NEW OWNER
Cole J. Gorman
2700 Fleet Drive
Hermitage, TN 37076

SEND TAX BILLS
MARS BANK
20246 ROUTE 19
CRANBERRY, TWP, PA
16066

MAP-PARCEL:
MAP 086-14-0B
PARCEL 077.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Nabil Aly Murad and Toni Murad, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cole J. Gorman and Ashley M. Gorman, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Final Plat of Fleetwood Subdivision, Phase Two, as of record in Plat Book 6900, Pages 738 & 739, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nabel Aly Murad and Toni Murad, husband and wife, by deed from June G. Pinney and husband, Corey Michael Pinney, dated June 14, 2006, of record in Instrument No. 20060706-0080750 as corrected by Instrument of Correction for Warranty Deed to correct the buyers names to Nabil Aly Murad and Toni Murad, dated June 12, 2007, of record in Instrument No. 20070705-0079741 and further conveyed to Nabil Aly Murad and Toni Murad, husband and wife, as Tenants by the Entirety by Quitclaim Deed dated August 19, 2011 of record in Instrument No. 20110831-0067365, all of record in the Registers Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, and Restrictions of record in Book 7170, Page 987; Annexation in Book 7628, Page 6; Addendum to Annexation in Book 7940, Page 565; First Amendment to By-Laws in Instrument No. 20110526-0040493; Charter for Fleetwood Homeowners' Association in Book 7114, Page 370; Storm Water Detention Agreement in Book 7107, Page 408; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6900, Pages 738 & 738 , Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **2700 Fleet Drive Hermitage, TN 37076.**

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 8th day of May, 2018.

Dr. Nabil Aly Murad.
Nabil Aly Murad

Toni Murad
Toni Murad

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nabil Aly Murad and Toni Murad, husband and wife, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2018.

Tina D. Brown
NOTARY PUBLIC

My Commission Expires: 12-18-2021

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $310,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of May, 2018.

Carmen Coats
NOTARY PUBLIC

My Commission Expires:

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