WARRANTY DEED

File #2018021553

Bill Garrett Davidson County
Batch# 92594 DEEDWARR
05/15/2018 01:01:15 PM 2 pgs
Fees: $13.00 Taxes: $937.95

20180515-0046372

STATE OF TENNESSEE,
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-11-19

(AFFIX SEAL)

DANIELLE IMBARATTO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hanan Y. Gerges	New Owner	136.05-0A-062.00 CO
(NAME)	(NAME)	
3032 Harbor Lights Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **H & N Morris Properties, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hanan Y. Gerges, a married woman,** 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. 67, on the plan of Bayview Estates Phase Two, as the same appears of record in Instrument No. 200006090057633, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being a portion of the same property conveyed to H & N Morris Properties, LLC by Quitclaim Deed from Harold F. Morris and wife, Nancy J. Morris, dated 6-30-2004, of record in Instrument 20040723-0088487, said Register's Office.

FURTHER being the same property conveyed to Harold F. Morris and wife, Nancy J. Morris by Warranty Deed from Robert P. Smithwick, II, unmarried, dated 04/04/2003, of record in Instrument No. 20030415-0050081, said Register's Office.

This conveyance is subject to: Taxes for the year 2018, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20000609-0057633, said Register's Office.; Declarations of Covenants, Conditions, and Restrictions as of record in Book 10323, Page 55, as amended in Book 11251, Page 126, and in Book 11271, Page 163, said Registers Office; HOA Charter as of record in Instrument # 20040209-0015578, said Registers Office; "By-Laws" per declarations of covenants, conditions, and restrictions.; Landscape agreement as of record in Book 10339, Page 298, said Registers Office.

unimproved ☐
This is improved ☒ property, known as **3032 Harbor Lights Drive, Nashville, TN 37217**

(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 our hands this 13th day of April, 2018.

H & N Morris Properties, LLC

BY: _____

Harold F. Morris, Chief Manager

H & N Morris Properties, LLC

BY: _____

Nancy J. Morris, Secretary

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Harold F. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of H & N Morris Properties, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal at office, this 13th day of April, 2018.

Commission expires:

8/18/18

Vanessa E. Allen NOTARY PUBLIC STATE OF TENNESSEE Rutherford County

_____

Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Nancy J. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of H & N Morris Properties, LLC, the within named bargainor, a limited liability company, and that he as such Secretary, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Secretary.

Witness my hand and official seal at office, this 13th day of April, 2018.

Commission expires:

8/18/18

Vanessa E. Allen NOTARY PUBLIC STATE OF TENNESSEE Rutherford County

_____

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128