Bill Garrett Davidson County
Batch# 93565 DEEDWARR
05/17/2018 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $839.90
20180517-0047462



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $227,000.00

Affiant

Subscribed and sworn to before me, this 15 day of May, 2018.

Notary Public

My commission expires: 11-03-2020

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Loay Ghossein	New owner ~~UNITED WHOLESALE MORTGAGE~~	**12806000100**
657 Hicks Road		
Nashville, TN 37221		

FOR AND IN 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 ACKNOWLEDGE, WE,

James P. Hollihan, Jr., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Loay Ghossein and Gretchen M Ghossein, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 182 on the plan of Stacy Square, Section 4, Davidson County, Tennessee, as of record in Book 4460, page 12, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James P. Hollihan, Jr. and wife, Sandra S. Hollihan, by Warranty Deed from Nancy Carolyn Pettit Caldwell, unmarried, dated December 10, 1986, of record in Book 7199, page 583, Register's Office for Davidson County, Tennessee. Sandra S. Hollihan has since died on or about June 12, 2006 leaving James P. Hollihan the sole surviving tenant by the entirety. James P. Hollihan has since remarried. Subject property has never been the primary marital residence of grantor spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 657 Hicks Road, Nashville, TN 37221.

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 in 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.

James P. Hollihan Jr. Date: 5.15.18
James P. Hollihan, Jr.

STATE OF Ohio

COUNTY OF Butler

Personally appeared before me, a Notary Public of said County and State, James P. Hollihan, Jr., the within named Grantor(s), 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.

Witness my hand, at office, this 15 day of May, 2018.

Cathy F Dunn
NOTARY PUBLIC

My Commission Expires: 04-12-19

NOTARY PUBLIC STATE OF OHIO

CATHY F DUNN
Notary Public
State of Ohio
Commission Expires 04/12/2019

True Copy Certification

I,KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

