Bill Garrett Davidson County
Batch# 94740 DEEDWARR
05/21/2018 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $710.40
20180521-0048429

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $193,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF MAY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4664B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nader Tadros and Guemyana Soliman	Nadine Choufani	182-06-0A-084.00
7165 Legacy Drive	479 Centerville Rd	
Antioch, TN 37013	Lebanon, TN 37087	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BRIAN SELLARS AND BRETT SELLARS, AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NADER TADROS AND GUEMYANA SOLIMAN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 84 on the Plan of Final Plat, Section One, Old Hickory Hills of record in Plat at Instrument No. 20011023-0115382, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian Sellars and Brett Sellars, as tenants in common by Warranty Deed from Greenvale Construction, LLC of record in Instrument No. 20020821-0101262, Register's Office for Davidson County, Tennessee, dated August 19, 2002 and recorded on August 21, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 7165 Legacy Drive, Antioch, TN 37013

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 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.

Witness my hand on the 17 day of May, 2018.

Brian Sellers by Brett Sellers attorney in fact
Brian Sellers

By: Brett Sellers, Attorney-In-Fact

Brett Sellers
Brett Sellers

STATE OF WASHINGTON
COUNTY OF Snohomish

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared BRETT SELLARS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of BRIAN SELLARS for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of BRIAN SELLARS.

Witness my hand and official seal, this 17th day of May, 2018.

Notary Public

My Commission Expires: 6/26/2021

ROSALEE FULLER NOTARY PUBLIC COMMISSION EXPIRES 6-26-21 STATE OF WASHINGTON

STATE OF WASHINGTON
COUNTY OF Snohomish

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Brett Sellars, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2018.

Notary Public

My Commission Expires: 6/26/2021

File #: 18-4664B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

ROSALEE FULLER NOTARY PUBLIC COMMISSION EXPIRES 6-26-21 STATE OF WASHINGTON

Certificate of Authenticity

I, John Cobb Rochford, 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 Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY