Return To
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 98138 DEEDWARR
05/30/2018 10:46:23 AM 2 pgs
Fees: $13.00 Taxes: $699.30

20180530-0051358

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Carrie Border
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF May, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 2 Century Plaza, Suite 403, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: George Nazir Fanous	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Nazir Fanous (NAME)	Reliant Bank (NAME)	
3425 Towne Village Rd (ADDRESS)	1736 Carothers Parkway (ADDRESS)	15007049100
Antioch TN 37013 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (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, WE, **Ali Althabiti, a married man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Nazir Fanous, single man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 all of Lot No. 531, on the plan of Section Five, Towne Village of the Country, of record in Plat Book 6250, Page 783-784, said Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

FOR INFORMATION PURPOSES ONLY: 3425 Towne Village Road, Antioch, TN 37013

Being the same property conveyed to Ali Althabiti by virtue of that certain Warranty Deed dated June 2, 2016, and being of record at Instrument No. 20160607-0057263 in the amount of $112,500.00 in the Register's Office of Davidson County, Tennessee.

The said Fatmeh Alassaadi joins in this conveyance to convey any and all marital rights she may have in said property.

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

unimproved
This is improved x property, known as 3425 Towne Village Rd. Antioch, TN 37013
(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 my hand this 25th day of May, 2018.

Ali Althabiti

Fatmeh Alassaadi

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ali Althabiti and Fatmeh Alassaadi,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of May, 2018.

Notary Public

My Commission Expires: 9/25/15

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY