Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2149

Bill Garrett Davidson County
Batch# 107481 DEEDWARR
06/22/2018 11:37:11 AM 3 pgs
Fees: $18.00 Taxes: $1,178.45
20180622-0060419

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $318,500.00

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2018

Notary Public
My Commission Expires: _____

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eric Lewis Goldbach and Victoria Foster Goldbach, Trustees of Eric Lewis Goldbach and Victoria Foster Goldbach Family Trust, UTD June 8, 1992 544 South Gertruda Avenue Redondo Beach, CA 90277	New Owner	155-08-0C-266.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Rami O. Haj-Hassan and Jumana Etoum Haj-Hassan, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eric Lewis Goldbach and Victoria Foster Goldbach, Trustees of Eric Lewis Goldbach and Victoria Foster Goldbach Family Trust, UTD June 8, 1992**, hereinafter called the Grantee(s), 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 Lot No. 26 on the Final Plat of Poplar Creek Estates, Phase IV, as of record in Book 9700, page 195, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Parcel ID: 155080C266.00

Being the same property conveyed by Quitclaim Deed from Rami O. Haj-Hassan to Rami O. Haj-Hassan and Jumana Etoum Haj-Hassan, husband and wife, as recorded on the 21st day of November 2011 in Instrument No. 20111121-0090875 and Special Warranty Deed from Aurora Loan Services, LLC to Rami O. Haj-Hassan, as recorded on the 3rd day of May, 2010 in Instrument No. 20100503-0033529, in the Register's Office of Davidson County, Tennessee.

This Instrument executed on behalf of _____ ("Principal") by _____ pursuant to the Power of Attorney of record in Book _____, Page _____, or Instrument Number 20180622-0060417, *, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference. *20180622-0060418

This is ☒ improved or ☐ unimproved property located at: **6745 Autumnwood Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of June, 2018.

GRANTOR:

Rami O. Haj-Hassan by Sue Ann Hirsbrunner, his Attorney-In-Fact

Rami O. Haj-Hassan by Sue Ann Hirsbrunner, his Attorney-in-Fact

Jumana Etoum Haj-Hassan by Sue Ann Hirsbrunner, her Attorney-In-Fact

Jumana Etoum Haj-Hassan by Sue Ann Hirsbrunner, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sue Ann Hirsbrunner the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Rami O. Haj-Hassan ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 18th day of June, 2018.

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

Notary Public
My Commission expires: 4-28-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sue Ann Hirsbrunner the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Jumana Etoum Haj-Hassan ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 18th day of June, 2018.

Notary Public
My Commission expires: 4-28-19

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

EXHIBIT "A"
TO Warranty Deed
From: Rami O. Haj-Hassan and Jumana Etoum Haj-Hassan
To: Eric Lewis Goldbach and Victoria Foster Goldbach, Trustees of Eric Lewis Goldbach and Victoria Foster Goldbach Family Trust, UTD June 8, 1992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Sue Ann Hirbrunner
Affiant- Sue Ann Hirbrunner

WITNESS my hand and seal at office this 18th day of June, 2018.

Notary Public
My Commission Expires: 4-28-19

