166,500.00

WARRANTY DEED

Bill Garrett Davidson County
Batch# 114176 **DEEDWARR**
07/09/2018 03:44:59 PM 2 pgs
Fees: $13.00 Taxes: $616.05

20180709-0066242

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/20

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fady E. Estany	new owner	175-02-0B-032.00-CO
(NAME)	(NAME)	
1519 Sprucedale Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, James Mobra Davis and Regina Lynn Davis, husband and wife, Angelia Kathleen Davis, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Fady E. Estany, a single man, 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 Unit No. 4701, on the Plan of Old Hickory Commons, Section 1, a Planned Unit Development, as shown on Exhibit "D" to the Master Deed of record in Instrument No. 20080317-0026338, as amended in Instrument No. 20101222-0101832, and Instrument No. 20130322-0028759, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Mobra Davis and Regina Lynn Davis, husband and wife, and Angelia Kathleen Davis, unmarried by Warranty deed from Kaitlin R. Gilfillan, f/k/a Kaitlin R. Thome, married of record in Instrument No. 20160721-0075212 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 21, 2016, and also being the same property conveyed to Kaitlin R. Thome, unmarried by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20110629-0049519 Register's Office for Davidson County, Tennessee, dated June 16, 2011 and recorded on June 29, 2011.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1519 Sprucedale Dr., 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 our hands this 6th day of July, 2018.

James Mobra Davis

Regina Lynn Davis

Angelia Kathleen Davis

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6th day of July, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Mobra Davis, Regina Lynn Davis, and Angelia Kathleen Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-5-18

Jacqueline G Brown
Notary Public,

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY