Bill Garrett Davidson County
Batch# 122460 DEEDWARR
07/30/2018 04:22:30 PM 3 pgs
Fees: $18.00 Taxes: $399.60
20180730-0074337

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of July 2018

Notary Public

MY COMMISSION EXPIRES: 3/10/21
(AFFIX SEAL)

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
Commission Expires 03-10-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Ayoub Tadros	SWBC Mortgage Coporation	136 10 0A 024.00
(NAME)	(NAME)	
110 Lake Forest Ct	P.O. Box 11733	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Newark, NJ 07101-4733	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eight Thousand And No/100 Dollars ($108,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Peggie Patterson Vanhook, formerly known as, Peggie Ann Walker Patterson, and Don Hatton Vanhook, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ayoub Tadros, a married 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:

Described land in County of Davidson, and State of Tennessee, being a certain condominium apartment described as follows: Unit 5A, Lot No. 5, in a Horizontal Property Regime as shown on the condominium site plan, Section Two, Priest Lake Forest, and of record in Plat Book 5800, page 157, Register's Office for Davidson County, Tennessee. to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Peggie Ann Walker Patterson by Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., dated April 15, 1992 and recorded April 22, 1992 in Book 8607, Page 555, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 110 Lake Forest Ct, Nashville, TN 37217

File Number: GRN-183689SSO

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, has 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 23 day of July, 2018

Peggie Patterson Vanhook f/k/a Peggie Ann Walker Patterson

Don Hatton Vanhook

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Peggie Patterson Vanhook, formerly known as, Peggie Ann Walker Patterson and Don Hatton Vanhook, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of July, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-183689SSO

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

