

Bill Garrett Davidson County
Batch# 124662 **DEEDWARR**
08/06/2018 08:44:41 AM 2 pgs
Fees: $13.00 Taxes: $991.60



20180806-0076657

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $268,000.00

Affiant

Subscribed and sworn to before me, this 30 day of July, 2018.

Notary Public

My commission expires:
10-11-21

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Edras S. Vallecillo **Christine M. Vallecillo**	New Owner	**13611005200**
3405 Lanawood Court		
Nashville, TN 37217		

FOR AND IN 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 ACKNOWLEDGE, WE,

Sayed Selim and Omnia Ahmed, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edras S. Vallecillo and Christine M. Vallecillo, husband and wife

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 Lot No. 508 on the plan of Section Eight, Priest Lake Park, as of record in Book 5200, page 418, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sayed Selim and Omnia Ahmed, husband and wife, by Warranty Deed from Shelia K. Sullivan and husband, Thomas M. Sullivan, dated May 5, 2017, of record in Instrument No. 20170509-0045936, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3405 Lanawood Court, Nashville, TN 37217.

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 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.

_____ Date: 07/30/2018
Sayed Selim

Omnia Ahmed Date: 07/30/2018
Omnia Ahmed

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SAYED SELIM and OMNIA AHMED, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2018.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021