This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $270,000.00.

Affiant

Subscribed and sworn before me this the 13th day of August, 2018.

Notary Public
My commission expires: 8/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Bill Garrett Davidson County
Batch# 129141 **DEEDWARR**
08/15/2018 10:29:05 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20180815-0080666

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dawad A. Monir and Meriana W. Azab 1901 Murfreesboro Pike, Apt. 191 Nashville, TN 37217	US Bank N. A. 4801 Frederica Street Owensboro, KY 42301	164-10-0A 348.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANDREW CLARY AND SAVANNAH CLARY F/K/A SAVANNAH ROBERTS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAWAD A. MONIR AND MERIANA W. AZAB, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 306, SUMMERFIELD SUBDIVISION, VILLAGE SIX, as shown on plat of record in Instrument No. 20060928-0120376, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew Clary, a single man and Savannah Roberts, a single woman, as joint tenants with rights of survivorship, by deed from Capitol Homes, Inc., a Tennessee corporation, dated 05/19/2016, of record in Instrument No. 20160523-0051600, said Register's Office.

The said Savannah Roberts having since married the said Andrew Clary. Savannah Roberts is now known as Savannah Clary.

Being also known as 2604 Skyfalls, Court Antioch, Tennessee 37013.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2604 Skyfalls Ct, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 13th day of August, 2018.

Andrew Clary

Savannah Clary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrew Clary and Savannah Clary, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of August, 2018.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY