Bill Garrett Davidson County
Batch# 131745 DEEDWARR
08/21/2018 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $371.37
20180821-0082905

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,370.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0694

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mourad P. Taki , married	NEW OWNER	#05201024900
(NAME) 912 Kipling Dr.	(NAME) 912 Kipling Dr.	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THOUSAND THREE HUNDRED SEVENTY AND NO/100 DOLLARS ($100,370.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HARWELL PROPERTIES, LLC,

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

MOURAD B. TAKI , MARRIED,

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 lying and being located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 4 of Block "B" on the Resubdivision of Power and Roth Subdivision, of record in Plat Book 843, Page 75, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Harwell Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from John A. Harwell of record in Instrument 20101228-0102950, said Registers Office, dated November 16, 2010. See also deed of record in Book 7198, Page 394, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 843, Page 75, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 769 Oakdell Ave., Madison, TN 37115
(House No.) (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 21st day of August, 2018.

Harwell Properties, LLC

BY: _____

John A. Harwell, Jr.
President

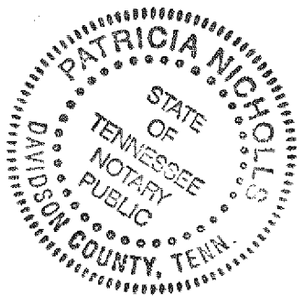
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John A. Harwell, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of Harwell Properties, LLC the within named bargainer, and that he/she as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of August, 2018.

My Commission Expires: 5/5/20

_____
Notary Public



True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.