Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT180600276

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT180600276

WARRANTY DEED

Bill Garrett Davidson County
Batch# 134865 DEEDWARR
08/29/2018 10:15:33 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20180829-0085612

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$260,000.00

Michael Mawyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 27th day of August, 2018

Patricia Hurtt
Notary Public

MY COMMISSION EXPIRES: 4/18/21

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Mawyd	**New Owner**	
Heba Farg		**149-03-0A-052.00**
2660 Oak Forest Dr		
Antioch, TN 37013		

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 ACKNOWLEDGED, WE,

Lisa Gascoigne Executor and sole heir of the Estate of Sally L. Gascoigne

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

Michael Mawyd and Heba Farg, 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. 73 on the Plan of Section One Chelsea Village, of record in Plat Book 7900, Page 704, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Kenneth W. Gascoigne and wife, Sally L. Gascoigne, by Warranty Deed from Jerry Butler, dated 10/31/94 and recorded 11/3/94 in Book 9511, Page 249, in the Register's Office of Davidson County, Tennessee.

The said Kenneth W. Gascoigne having since predeceased Sally L. Gascoigne on or about October 10, 2001. The said Sally L. Gascoigne having since died, testate, on February 18, 2018, and by her Last Will and Testament filed under Case No. 18P-564, in the Probate Court for Davidson County, Tennessee, leaving property vested to Lisa Gascoigne. The said Lisa Gascoigne having been appointed Executor of the Estate of Sally Louise Gascoigne by Order filed 4/12/18, in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2660 Oak Forest Dr, 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 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 27th day of August, 2018.

Lisa Gascoigne as heir
Lisa Gascoigne as sole heir
of the Estate of Sally L. Gascoigne

Lisa Gascoigne as executor
Lisa Gascoigne as Executor
of the Estate of Sally L. Gascoigne

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Gascoigne as sole heir of the Estate of Sally L. Gascoigne the bargainor(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 and official seal at SMYRNA, Tennessee, this 27th day of August, 2018.

Commission Expires: 4/18/21

Patricia L Hurtt
Notary Public

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Gascoigne as Executor of the Estate of Sally L. Gascoigne the bargainor(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 and official seal at SMYRNA, Tennessee, this 27th day of August, 2018.

Commission Expires: 4/18/21

Patricia L Hurtt
Notary Public

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY