Bill Garrett Davidson County
Batch# 135259 DEEDWARR
08/30/2018 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $817.70
20180830-0086179

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF August 2018.

NOTARY PUBLIC

My Commission expires: 3/10/21
(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY:**
W. Faye Novelly, UAW-FCA-FORD–GM Legal Services Plan
3011 Harrah Drive, Suite B, Spring Hill, TN 37174

| NAME AND ADDRESS OF NEW PROPERTY OWNER: | SEND TAX BILLS TO: | TAX IDENTIFICATION NO: |
|---|---|---|
| Mike Mekhail<br>139 Vanner Road<br>Mt. Juliet, TN 37122 | Mike Mekhail<br>139 Vanner Rd<br>Mt. Juliet TN<br>37122 | 147 04 0 119.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICE FINNIE,** unmarried, hereinafter called the "Grantor", has bargained and sold, and does hereby transfer and convey unto **MIKE MEKHAIL**, married, hereinafter called the "Grantee", his heirs and assigns, a certain tract or parcel of real property located in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 57, Section Two on the Plan of Welch Meadows of record in Plat Book 3700, page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same conveyed to Patrice Finnie, married, by Warranty Deed dated November 10, 1992 from Linda M. White and recorded in Book 8787, Page 726, in the Register's Office for Davidson County, Tennessee. Stanley Lamar Finnie

having been divested of his marital interest in said property pursuant to Decree of Divorce of record in Docket No. 99D-357, Second Circuit Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4441, page 18 and Plat Book 3700, page 60, Register's office for said County.

This conveyance is subject to 2018 property taxes and/or assessments, which have been prorated as of the date of this deed and assumed by the Grantee.

This is improved property known as 4920 Shasta Drive, Nashville, Tennessee 37211.

This Deed was prepared from legal description of the property in prior Deed and the draftsman of this instrument does not guarantee matters of survey and title.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, MIKE MEKHAIL, his heirs and assigns forever, and Grantor does covenant with the said Grantee that Grantor is 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 Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 30th day of August, 2018.

Patrice Finnie

**PATRICE FINNIE**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared PATRICE FINNIE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office, this 30th day of August, 2018.

Laurie Damewood

NOTARY PUBLIC

My commission expires : 3/10/2

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

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

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY