Karen Y Johnson Davidson County
Batch# 138263 **DEEDWARR**
09/10/2018 09:38:25 AM 2 pgs
Fees: $13.00 Taxes: $92.50

20180910-0089316

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/29/2021

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Salah Ayoub Girgis and Nagla Tawfik, husband and wife	NEW OWNER (NAME)	
408 Circle Drive (ADDRESS)	(ADDRESS)	018-12-0A-033.00-CO
Springfield, TN 37172 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Nathan N. Delima, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Salah Ayoub Girgis and Nagla Tawfik, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 33 ON THE PLAN OF EMERALD COVE, OF RECORD IN BOOK 6900, PAGES 629, 630 AND 631, AS AMENDED IN BOOK 9112, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBERT H. ENTREKIN AND WIFE, IRENE S. ENTREKIN, BY WARRANTY DEED FROM EDWARD RANDALL PHILLIPS, II AND WIFE, MICHELLE PHILLIPS, D/B/A RANDALL PHILLIPS HOMES, OF RECORD IN BOOK 9638, PAGE 346; AND BEING THE SAME PROPERTY AS FURTHER CONVEYED TO DAVID DOUGLAS AND DONNA BANDY BY QUITCLAIM DEED FROM ROBERT H. ENTREKIN AND WIFE, IRENE S. ENTREKIN, OF RECORD IN INSTRUMENT NO. 20071116-0134798; AND BEING THE SAME PROPERTY AS FURTHER CONVEYED TO JERRY ARIS BY QUITCLAIM DEED FROM DAVID DOUGLAS AND DONNA BANDY, OF RECORD IN INSTRUMENT NO. 20080523-0052995; AND BEING THE SAME PROPERTY AS FURTHER CONVEYED TO NATHAN N. DELIMA BY QUITCLAIM DEED FROM JERRY ARIS, OF RECORD IN INSTRUMENT NO. 20130610-0058848, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

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

unimproved (X)
This is improved ( ) property, known as 314 Dorr Drive, Goodlettsville, TN 37072
(House Number) (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 my/our hand(s) this 6th day of September, 2018.

WARRANTY DEED
(Continued)

Nathan N. Delima

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan N. Delima, a married man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of September, 2018.

Notary Public

My Commission Expires: June 21, 2022

(SEAL)

Jennifer Lyn Crawford
My Commission Expires
06/21/2022
ID No. 124251228

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072