Karen Y Johnson Davidson County
Batch# 152511 DEEDWARR
10/18/2018 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20181018-0103594

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF **OCTOBER 2018**.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAMIR EL-BORNO, ET AL	**SAME**	**072-05-0-012.00**
(NAME) **9498 WICKLOW ROAD**	(NAME)	
(ADDRESS) **BRENTWOOD, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, MARK MUSGROVE AND JOHN B. COOK,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMIR EL-BORNO AND SALAH AYESH, H**EREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 2 on the Plan of Section No. 1, Joywood Heights, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, more fully described as follows:

Beginning on the northerly margin of Trinity Lane, at the corner of Lots Nos. 1 and 2; thence with the line between said lots, northwardly 207 feet to the southerly line of Lot No. 3; thence with the southerly line of Lot No. 3; thence with the southerly line of Lot No. 3 westwardly 85 feet to the easterly margin of Oakwood Avenue; thence with said avenue southwardly 191 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a southeasterly direction a distance of 32.5 feet to the northerly margin of Trinity Lane; thence with said lane eastwardly 63.9 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THE CONVEYANCE ABOVE is the property conveyed to the State of Tennessee of record in Book 4254, page 355, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Musgrove from Diane D. Haviland and Deborah D. Carter by warranty deed dated August 12, 2008 of record as Instrument No. 20080814-0083777, said Register's Office. Further, Mark Musgrove conveyed a one-half (1/2) undivided interest to John B. Cook by warranty deed dated March 2, 2016 of record as Instrument No. 20160302-0020166, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on the plat of record in Book 1130, page 91; all matters including but not limited to an Easement for Slope of record in Book 4254, page 355; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4124, page 593; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS HEREIN.****

Unimproved (**X**)
This is improved( ) property, known as **701 EAST TRINITY LANE, NASHVILLE, TN 37207**
(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 our hands this 12 day of OCTOBER, 2018.

MARK MUSGROVE

JOHN B. COOK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John B. Cook,** the bargainor, 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 at Nashville, Tennessee this 12th day of OCTOBER, 2018.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Musgrove,** the bargainor, 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 at Nashville, Tennessee this 12th day of OCTOBER, 2018.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught 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: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY