Karen Y Johnson Davidson County
Batch# 157293 DEEDWARR
11/07/2018 10:21:30 AM 2 pgs
Fees: $13.00 Taxes: $754.80
20181107-0110262

# WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$204,000.00.**

Affiant

Subscribed and sworn to before me this 31st day of October, 2018.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Hasan Ali Kassab | Bank of Tennessee | 135-11-0C-076.00CO |
| 304 Nashboro Greens Way | 301 E. Center Street | |
| Nashville, TN 37217 | Kingsport, TN 37660 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William A. Street**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hasan Ali Kassab and Hilder Christina Wells, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Unit No. 233 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 18, Phase Two, as shown by plat appearing of record in Book 9700, page 968 and amended in Instrument Number 20010423-0039877, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete detail of said lot.**

**Being the same property conveyed to William A. Street, from Federal National Mortgage Association, by deed on December 17, 2012, of record in Instrument Number 20121228-0120164, Register's Office for Davidson County, Tennessee.**

**Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 9700, page 968, as amended in Instrument Number 20010423-0039877, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20021211-0152723; Book 11700, page 48; Book 11703, page 581; and Instrument Number 20000627-0063887, Register's Office for Davidson County, Tennessee.

This is improved property known as: **304 Nashboro Greens Way, Nashville, TN 37217**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 31, 2018.

**William A. Street**

**Paralegal, United States Air Force**
**Notary Public, Title 10 U.S.C. 104**
**Office of the Staff Judge Advoc**
STATE OF _____ **375th Air Mobility Wing**
COUNTY OF _____ **Scott Air Force Base, Illinois**

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William A. Street** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 31, 2018

My commission expires 12/1/18

U.S. AIR FORCE UNDER AUTHORITY OF 10 USC 1044a JUDGE ADVOCATE

Notary Public Jeremy R. Stutzman, 7Lt, USAF

**I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY