#13501

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2248

Return To:
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Y Johnson Davidson County
Batch# 158402 DEEDWARR
11/13/2018 10:12:01 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20181113-0111511

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of November, 2018

Notary Public

Commission Expires: _____

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 12-20-2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rogelio Diaz Gonzales 251 Bell Road Nashville, TN 37217	Bank of America 4500 Amon Carter Blvd Ft. Worth TX 76155	149-04-0-233.00

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, I/WE,

Reabewar Mohammed Farag (erroneously shown on the previous deed as Reobewar Suchawed Forag) and wife Banas Rasheed NKA Shara Farag AKA Shara Ahmed Farag

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rogelio Diaz Gonzalez, an unmarried man

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. 609 on the Plan of Section 11, Edge-O-Lake Estates, of record in Plat Book 3842, Page 190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Reobewar Suchawed Forag and wife, Banas Rasheed by Warranty Deed from Thelma C. Stockmon, married, of record in Instrument No. 20030305-0029029, Register's Office for Davidson County, Tennessee, dated February 26, 2003 and recorded on March 05, 2003. *The previous deed contained a scriveners error of the first and last name of the herein grantor, Reabewar Suchawed Farag, previous deed showed the first name as Reobewar Suchwed Forag, the correct spelling is Reabewar Suchawed Farag.* Reabewar Suchawed Farag AKA Reabewar Mohammed Farag and Banas Rasheed AKA Shara Farag AKA Shara Ahmed Farag by Petetion for name change in the U.S. District Court for the Middle District of Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 251 Bell Road, Nashville, TN 37217

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of November, 2018.

Reabewar Mohammed Farag

Shara Ahmed Farag

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Reabewar Mohammed Farag and Shara Ahmed Farag** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of November, 2018.

Notary Public
My Commission Expires: 3/31/21

(Notary Seal)