Prepared by:
~~Record and Return to:~~
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 176271 **DEEDWARR**
12/20/2018 09:23:42 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20181220-0123748

Y-PR-18-6108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: ~~DECEMBER 7, 2021~~

(AFFIX SEAL)

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peter J. Fusaro and Rachael Wilde Fusaro	**New Owner**	
(NAME)	(NAME)	**172-12-0B-233.00-CO**
6108 Bradford Hills Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASHRAF S. MIKHAEIL AND SHEREEN H. HABASHY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PETER J. FUSARO AND RACHAEL WILDE FUSARO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 255 on the Plan of Section Ten, Bradford Hills of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Page 495, Certificate of Correction of record in Book 9219, Page 115 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 Ashraf S. Mikhaeil and Shereen H. Habashy, husband and wife, as joint tenants by Quit Claim deed from Ashraf S. Mikhaeil, married and Saad Ibrahim, married of record in Instrument No. 20130426-0041453 Register's Office for Davidson County, Tennessee, dated April 17, 2013 and recorded on April 26, 2013.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 6, amended in Book 7900, Page 495 and surveyors Certificate of correction in Book 9219, Page 115, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170, Book 8885, Page 517, Register's Office for Davidson County, Tennessee.
- By-Laws of Bradford Hills Homeowners Association, Inc. of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.
- Charter of Bradford Hills Homeowners Association, Inc. of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Southern Bell Telephone and Telegraph Company of record in Book 1113, Page 606 and Book 1318, page 441, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance for water mains of record in Book 8377, Page 769 and Book 9988, Page 932, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance for sewer mains of record in Book 8377, Page 808 and Book 9988, Page 928, in the Register's Office for Davidson County, Tennessee.
- Conveyance of open space to Bradford Hills Homeowners Association, Inc. of record in Book 8154, Page 304, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas to Bradford Hills Homeowners Association, Inc. of record in Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 8896, Page 291, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 7690, Page 260, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6108 Bradford Hills Dr, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4th DAY OF DECEMBER, 2018.

Ashraf S. Mikhaeil

Shereen H. Habashy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHRAF S. MIKHAEIL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHEREEN H. HABASHY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212