RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT181100511

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 182364 **DEEDWARR**
01/10/2019 10:39:12 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20190110-0002698

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 9th day of January, 2019.

Notary Public

MY COMMISSION EXPIRES:

GAIL G. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hassan S. Alshoweily	**SAME**	**119-05-0-012.00**
3504 Saindon Ave.		**119-05-0-011.00**
Nashville, TN 37211		

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,

Greg Carrell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hassan S. Alshoweily, Unmarried

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, State of Tennessee, being Lots Nos. 3 and 4 on the Plan of W. C. Hall's Subdivision of Part of Lot No. 31, Cumberland Nurseries, as of record in Book 547, Page 121, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 3 and 4 front 50 feet each on the southerly side of Peachtree Street and run back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Greg Carrell by Quitclaim Deed from Peter Vonhopffgarten, dated 5/30/13 and recorded 6/4/13 in Instrument Number 20130604-0055991; and the same property previously conveyed to Peter Vonhopffgarten and Greg Carrell by Warranty Deed from Roy S. Jones, dated 6/19/09 and recorded 6/22/09 in Instrument Number 20090622-0057723, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved (X) property known as **329 Peachtree Street, Nashville, TN 37210**
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 9th day of January, 2019.

Greg Carrell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal at Smyrna, Tennessee, this 9th day of January, 2019.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022