Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

File Number: 1-18-3477

STATE OF TENNESSEE
COUNTY OF WILLIAMSOM

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me this the 25th day of January, 2019

Notary Public
My Commission Expires: _____

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 6, 2021

Karen Johnson Davidson County
Batch# 188911 DEEDWARR
01/28/2019 11:13:12 AM 2 pgs
Fees: $13.00 Taxes: $240.50

20190128-0008069

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Magdi Hanna 100 Truman Road Franklin, TN 37064	New Owner	150-12-C-33.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Saul Good LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Magdi Hanna, a married man**, hereinafter called the Grantee, his 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 all of Lot No. 33, Final Plat, Mt. View Subdivision, Section One, as the same appears on survey and plat of record in Book 11700, page 36; as amended in Instrument No. 20010207-0012283, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

Being a portion of the property conveyed to Saul Good, LLC, a Tennessee limited liability company by Warranty Deed from Mt. View, LLC, a Tennessee limited liability company, dated March 20, 2018, recorded March 21, 2018, of record in Instrument No. 20180321-0026716, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Mt. View, LLC by Warranty Deed from Saeed Sassan, married, dated September 18, 1998, recorded September 22, 1998, of record in Book 11121, page 164, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **609 Homey Court, Nashville, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of January, 2019.

GRANTOR:

Saul Good LLC,
a Tennessee limited liability company

By: _____
Farzad Kamtarin, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Farzad Kamtarin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of Saul Good LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of January, 2019.

_____
Notary Public
My Commission expires: _____

