WARRANTY DEED

Karen Johnson Davidson County
Batch# 189039 **DEEDWARR**
01/28/2019 03:33:33 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20190128-0008241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ANGELA POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Irene Guirguis	Highlands Residential Mortgage, Ltd.	Map: 08213003900
(NAME) 900 Jackson Street	(NAME) 1200 N. Central Exp #750	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($390,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WAYNE DE LAWLER, JR. AND WIFE, KAREN P. LAWLER,

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

IRENE GUIRGUIS, A SINGLE WOMAN,

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 part of the southeast part of Lot No. 183 on the Map of McNairy's Mansion House Tract as shown on the front fly leaf of Book 9, of the Register's Office, Davidson County, Tennessee.

Said part of said lot fronts 31.5 feet on the west side of 9th Avenue North and runs back between parallel lines along the north margin of Jackson Street as widened 63.5 feet to a dead line.

Being the same property conveyed to Wayne De Lawler, Jr. and wife, Karen P. Lawler, by deed from David H. Moseley aka David H. Mosley, married, of record in Instrument No. 20140916-0084997, dated September 12, 2014, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan on the front fly leaf of Book 9, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 900 Jackson Street, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 25th day of January, 2019.

Wayne De Lawler, Jr.

Karen P. Lawler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne De Lawler, Jr. and Karen P. Lawler, 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 this, 25th day of January, 2019.

My Commission Expires: 5/3/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.