Karen Johnson Davidson County
Batch# 199395 DEEDWARR
02/26/2019 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,462.06
20190226-0017438

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190119018**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,150.00. Affiant Subscribed and sworn to before me, this25th day of February, 2019. Notary Public My Commission Expires: 12-03-19

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

WARRANTY DEED

Address New Owner: Hadi Hasbi 613 Andrew Rucker Lane Nashville TN 37211	Send Tax Bills To: ~~New Owner~~ United Wholesale Mrtg. 585 South Blvd E Pontiac, MI 48341	Tax Information: Tax Parcel ID No. 161 14 0A 013.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joyce B. Borck, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HADI HASBI, A MARRIED MAN, AS SOLE OWNER.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being all of Lot No. 13. on the plan of Thrible Springs Estates, Phase I, as of record in Plat Book 6900, Page 313, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joyce B. Borck, married by Warranty Deed from Charles E. Cressell and Karen L. Cressell, recorded on the 26th day of September, 2005 in Instrument No. 20050926-0115276, in the Register's Office of Davidson County, Tennessee.

Theodore Joseph Borck, Jr., joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THRIBLE SPRINGS ESTATES, PHASE I, as recorded in Plat Book 6900, Page(s) 313.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7231, Page 59.

Easement for Road Reservation, recorded in Book 972, Page 69.

Rights of other parties in and to the family graveyard site located on the land, including the right of ingress, egress, maintenance of such site and burial rights.

This is improved property located at 613 Andrew Rucker Lane Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 February, 2019.

Joyce B. Borck
By: Rene Houghland, Attorney in Fact

Theodore Joseph Borck, Jr.
By: Rene Houghland, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rene Houghland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Joyce B. Borck and Theodore Joseph Borck, Jr. and that she is authorized by Joyce B. Borck and Theodore Joseph Borck, Jr. to execute this instrument on their behalf. 201902260017437

WITNESS my hand, at office, this 25th day of February, 2019

Notary Public

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

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY