(3) Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 200988 DEEDWARR
03/01/2019 10:12:18 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20190301-0018723

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-17-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Loreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of February, 2019.

Polly E Lavit
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Daniel Adel Bishara	FBM Bank	105 01 0 256.00
(NAME)	(NAME)	
1211 14th Ave S	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ryan Corcoran and Amanda McCleary, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel Adel Bishara, an unmarried man**, 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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows, to wit:

Being the westerly 157 feet of Lot No. 20 and the westerly 157 feet of the southerly 8 feet of Lot No. 19 on the Map of Cotton and Moore's Subdivision of Lot No. 26 in O.B. Hayes Rokeby Plan, as of record in Book 332, Page 162, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the westerly margin of 14th Avenue South, formally Lorango Street, as widened, in the south line of Lot No. 20, 14 feet easterly from the original southeast corner of said lot; thence with the westerly margin of said Avenue, as widened, north 38 feet; thence westerly parallel with the south line of said Lot, 157 feet, more or less to the easterly margin of an alley; thence with the easterly margin of said alley southerly 38 feet to the southwest corner of said Lot No. 20; thence with the south line of said easterly 157 feet to the beginning. INCLUDED in the above described property, but EXCLUDED therefrom is that portion having been conveyed to The Nashville Housing Authority of record in Book 4252, Page 195, in the Register's Office for Davidson County, Tennessee, and being more particularly described therein.

Being the same property conveyed to Ryan Corcoran and Amanda McCleary by Warranty Deed from Lawrence Monahan and Theresa Monahan as tenants by entirety dated June 3, 2015 and recorded June 11, 2015 as Instrument No. 20150611-0055543, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-1900511SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1211 14th Ave S, Nashville, TN 37212

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 22 day of February, 2019

Ryan Corcoran by Anne Marie Angel as attorney in fact
Ryan Corcoran, by Anne Marie Angel as attorney in fact

Amanda McCleary by Anne Marie Angel as attorney in fact
Amanda McCleary, by Anne Marie Angel as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Anne Marie Angel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ryan Corcoran and Amanda McCleary, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said Ryan Corcoran and Amanda McCleary, for the purposes therein contained.

Witness my hand and official seal, this the 18th of February, 2019.

Jodi Jackson
Notary Public

My Commission Expires: 7-24-21

(SEAL)

JODI JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-1900511SSO