Boy 36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 217127 DEEDWARR
04/12/2019 02:41:28 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20190412-0033713

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 220,000.00.

Affiant

Subscribed and sworn to me on April 12, 2019.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32439

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mariet Guirguis 521 Tobylynn Drive Nashville, TN 37211	Mariet Guirguis 9853 Split Log Road Brentwood, TN 37027	161-11-090-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael F. Ford and Gloria P. Ford, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Mariet Guirguis, a married woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 290 on the Plat of Huntington Park, Section 4, of record in Plat Book 4460, page 74, Register's Office for Davidson County, Tennessee.

Said Lot 290 front 71 feet on the South margin of Tobylynn Drive and extends back between parallel lines 150 feet.

Being the same property conveyed to Michael F. Ford and wife, Gloria P. Ford by Warranty Deed dated September 18, 1973 and recorded September 30, 1973 from Carl W. Smithson and wife, Valeria S. Smithson, of record in Book 4748, page 161, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration/Restrictions of record in Book 4580, page 487, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 521 Tobylynn Drive, Nashville, TN 37211.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 12th day of April, 2019.

Michael F. Ford

Gloria P. Ford

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On April 12, 2019, before me personally appeared Michael F. Ford and Gloria P. Ford to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 12, 2019.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021