STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $160,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of March, 2019.

NOTARY PUBLIC

My commission expires: _____

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-20

Karen Johnson Davidson County
Batch# 217837 DEEDWARR
04/15/2019 11:11:23 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20190415-0034128

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Saef F. Farag and Nancy F. Farag | U.S. Bank National Association | 10816022200 |
| (NAME) | (NAME) | |
| 830 Woodcraft Drive | 4801 Frederica St. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Owensboro, KY 42301 | |

# Warranty Deed

For and in Consideration of the sum of $160,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Lana Sullins, a married woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Saef F. Farag and Nancy F. Farag, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 175A, Zone Lot Division of Lot Nos 172-180, Percy Priest Wood, Section Four, as of record in Book 6250, Page 993, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Wayne Cummins, a single man by deed from Alton Wade Sullins and spouse Lana Sullins, dated 08/30/2004, of record in Instrument No. 20040830-0104508, said Register's Office. Being the same property conveyed to Lana Sulliuns, a married woman by deed from Robert Wayne Cummings, a single man, of record in Instrument No. 20190205-0010877, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 830 Woodcraft Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of March, 2019.

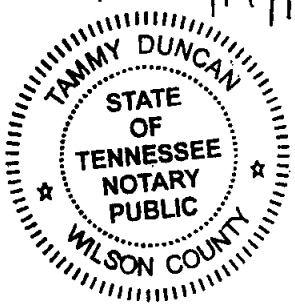
Lana Sullins

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lana Sullins, the herein bargainor, 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 the 28th day of March, 2019.

Notary Public
My Commission Expires: 4/17/19




**After Recording Return to:**
**Birthright Title, LLC**
**2800 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**