WARRANTY DEED

Karen Johnson Davidson County
Batch# 233342 **DEEDWARR**
05/22/2019 03:46:28 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20190522-0048671

Y-PR-19-1824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Abanoub Akl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-3-20

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MARY FRANCES RUDY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Abanoub Akl	**New Owner**	
(NAME) **1824 Olive Circle**	(NAME)	**135-10-0C-050.00-CO**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NABIL W. FARAGALLA AND MONA A. KHALEEL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABANOUB AKL, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Final Plat Section Three, Ransom Park of record in Plat at Instrument No. 20030718-0101335, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nabil W. Faragalla and Mona A. Khaleel, husband and wife by Warranty deed from Latif Abdelsayed and Afaf Hanna, husband and wife of record in Instrument No. 20181121-0114537 Register's Office for Davidson County, Tennessee, dated November 16, 2018 and recorded on November 21, 2018.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20030718-0101335, Register's Office of Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20000725-0073496 in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20081210-0119250, in the Register's Office for Davidson County, Tennessee.
- Deed of Easement to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Service, of record in Instrument Number 20010206-0011474, in the Register's Office for Davidson County, Tennessee.
- Easement to the City of Nashville of record in Book 2649, Page 593, in the Register's Office for Davidson County, Tennessee.
- Easement to Telephone & telegraph Co. of Tennessee of record in Book 1237, Page 111, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1824 Olive Circle, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 17th DAY OF MAY, 2019.

NABIL W. FARAGALLA
Nabil W. Faragalla

MONA Khaleel
Mona A. Khaleel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NABIL W. FARAGALLA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MARY FRANCES RUDY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MONA A. KHALEEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MARY FRANCES RUDY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212