Karen Johnson Davidson County
Batch# 264218 DEEDWARR
07/30/2019 02:56:12 PM 2 pgs
Fees: $13.00 Taxes: $806.60

20190730-0075063

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: 11/8/21

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth F. Hubbell	New Owner	119-14-0-15800
(NAME)	(NAME)	
2915 Tuggle Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSEPH G. SALLOUM AND NICOLE V. SALLOUM, TRUSTEES OF JOSEPH G. SALLOUM AND NICOLE V. SALLOUM, TRUSTEES OF THE GW TRUST DATED FEBRUARY 25, 2015,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELIZABETH F. HUBBELL, UNMARRIED,

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:

Located in Davidson County, Tennessee, being Lot No. 15 on the Plan of Tuggle Heights, of record in Book 1130, page 90 in the Register's Office of Davidson County, Tennessee.

Said Lot No. 15 fronts 60 feet on the westerly margin of Tuggle Avenue and extends back 157.3 feet on the northerly line and 157.1 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.

Joseph G. Salloum and Nicole V. Salloum, Trustees of Joseph G. Salloum and Nicole V. Salloum, trustees of the GW Trust dated February 25, 2015

Being the same property conveyed to Joseph G. Salloum and Nicole V. Salloum, Trustees of Joseph G. Salloum and Nicole V. Salloum, trustees of the GW Trust dated February 25, 2015 by Deed dated February 25, 2015 from Joseph G. Salloum and wife, Nicole V. Salloum, recorded February 27, 2015, in Instrument Number 20150227-0017084, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #15548

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-WRES-19-2915

This *Improved* property is commonly known as: 2915 Tuggle Avenue, 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 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 my/our hand(s) this 24th day of July, 2019

Joseph G. Salloum and Nicole V. Salloum, trustees of the GW Trust dated February 25, 2015

By: _____
Joseph G. Salloum, Trustee

By: _____
Nicole V. Salloum, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of July, 2019, before me personally appeared Joseph G. Salloum and Nicole V. Salloum, Trustees of Joseph G. Salloum and Nicole V. Salloum, trustees of the GW Trust dated February 25, 2015, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of July, 2019.

_____
Notary Signature
My commission expires: 11/14/21

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LT&E File #15548