Karen Johnson Davidson County
Batch# 264847 DEEDWARR
07/31/2019 02:26:30 PM 5 pgs
Fees: $28.00 Taxes: $2,534.50
20190731-0075565

This Instrument prepared by
and after recording return to:
G. Miller Hogan II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Ragab Rashwan, and **Jennye Greene** **540 Southcrest Drive** **Nashville, TN 37211**	**(Same)**	**133-06-0-153.03**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Andrew J. Wileczek** and wife, **Mary Annette Wileczek** (collectively, the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **Ragab Rashwan** and wife, **Jennye Greene** (collectively, the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property commonly known as: **3716 Nolensville Pike, Nashville, Tennessee 37211.**

This conveyance is subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees and their heirs, successors and assigns, forever.The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby jointly and severally bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 31st day of July 2019.

Andrew J. Wileczek

Mary Annette Wileczek

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Andrew J. Wileczek** and **Mary Annette Wileczek,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 31st day of July, 2019.

Notary Public

My commission expires: 3-8-2021

G. MILLER HOGG II
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $685,000.00.

Affiant

Sworn to and subscribed before me on this 31st day of July 2019.

Notary Public

My Commission Expires: 3-8-2021

G. MILLER HOGG II
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-08-2021

EXHIBIT A

[*Property Legal Description*]

Land in the 6th Civil District of Davidson County, Tennessee, being part of Tract 1, on the unrecorded Map of J. G. Grissim Wheeler Avenue Addition, and being described according to a copy of a survey made thereof October 5, 1963, by Hickerson, Hickerson, Engineers, as follows:

Beginning at an iron pin in the easterly margin of Nolensville Road, 130 feet North of an iron pin set at the beginning of a turn into Highland Avenue; thence with the margin of the same, North 26 deg. 33' West 71 feet to an iron pin; thence North 63 deg. 27' East 200 feet to an iron pin; thence South 26 deg. 33' East 71 feet to an iron pin, which is 150 feet North of the North margin of Highland Avenue; thence South 63 deg. 27' West 200 feet to the point of beginning.

Being the same property conveyed to MARY ANNETTE WILECZEK AND HUSBAND, ANDREW J. WILECZEK, by Quitclaim Deed from CREAGER PART B, LLC of record as Instrument No. 20180525-0050386, dated May 22, 2018, said Register's Office.

- End of Exhibit -

EXHIBIT B

[*Permitted Exceptions*]

1. The lien for property taxes for the current year which are not delinquent and subsequent years.

2. Rights of tenants under unrecorded leases.

- End of Exhibit -

TRUE COPY CERTIFICATION

I, **G. Miller Hogan II**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Yvette D. Arledge, a Notary Public in and for said County and State G. Miller Hogan II, the within named affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15TH day of June 2018.

Notary Public

YVETTE DENISE ARLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2020

My commission expires:_____