Karen Johnson Davidson County
Batch# 265150 DEEDWARR
08/01/2019 10:36:30 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20190801-0075979

1027-19

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2019.

Notary Public

COMMISSION EXPIRES:

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wael Saabi	Fairway Independent Mortgage	062-02-0B-119.00-C
(NAME)	(NAME)	
3377 Cain Harbor Drive	PO Box 117298	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Carrollton, TX 75011	
(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, **Amanda Wood, a single person, for herself, individually as to a one-half (1/2) undivided interest, and Amanda Kendall Wood, in her official capacity of guardian for Lydia Katherine Wood (fka Lydia Katherine Wilson), a minor child as to a one-half (1/2) undivided interest.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wael Saabi, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 48, as shown on the map entitled Abbington Park Phase One - Section Three, First Amendment, of record in Instrument No. 20040728-0090230, 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 Matthew Wilson and Amanda Wood, husband and wife, by warranty deed of record in Instrument No. 20180507-0043681 in the Register's Office for Davidson County, Tennessee. Matthew Wilson and Amanda Wood were divorced by final decree entered on January 8, 2019 in the Third Circuit Court of Davidson County in Docket No. 18D-1544 which dissolved their tenancy by the entireties in this property and made them tenants in common thereof. The said Matthew Wilson died intestate on March 8, 2019, leaving his daughter, Lydia Katherine Wilson (who is also the child of Amanda Wood), as his only heir at law. Amanda Wood was appointed guardian for Lydia Katherine Wilson by order of the Probate Court for Davidson County, Tennessee in Docket No. 19P516, which order also changed her name from Lydia Katherine Wilson to Lydia Katherine Wood and authorized the sale of this property, said order being of record in Instrument No. 20190730-0074660 in said Register's Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3377 Cain Harbor Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37214 (Postal Zip)

APPROVED By Christine Fritz at 11:49 am, Jul 26, 2019

File No.: 1027-19
Warranty Deed Individual eRec LES rev. 09-2018

Grantee herein is prohibited from conveying captioned property for any sales prices for a period of 30 days from the date of this deed. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price grater than an amount equal to 120% of this mortgage release price until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee

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, successors 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, successors 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 our hands this 29th day of July, 2019.

Amanda Wood Individually
Amanda Wood, Individually

Amanda Kendall Wood, Guardian for Lydia Katherine Wood
Amanda Kendall Wood, Guardian for Lydia Katherine Wood

APPROVED
By Christine Finis at 11:48 am, Jul 26, 2019

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Amanda Wood, Individually and Amanda Kendall Wood, Guardian for Lydia Katherine Wood, 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2019.

Shannon Philbin

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

Commission Expires: _____

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 8-7-2020

Notary Signature

My Commission Expires: September 7, 2020