Name and Address of New Owner:
Mayer Ghobrial
1045 Capital Funds Court
Nashville, TN 37217

Send Tax Bills To:
Mayer Ghobrial
SAME

Karen Johnson Davidson County
Batch# 276980 DEEDWARR
08/27/2019 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $658.23
20190827-0086419

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Map & Parcel No: 135-10-0E-031.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brandon M. Lane**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mayer Ghobrial,** an unmarried person, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 31, Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in instrument 20130711-0072001 and amended in Instrument 20130719-0074970, and further amended in Instrument 20140703-058673, recorded in the Register of Deeds Office, Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Brandon M. Lane, an unmarried person, by Warranty Deed from R.J. York Homes, LLC, a Tennessee limited liability company, dated May 29, 2015 of record in Instrument # 20150609-0054070, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for 2019 and subsequent years; All matters as shown on Master Deed of record in Instrument Number 20130711-0072001, 20130719-0074970, and 20140703-058673, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as: 1045 Capital Funds Court, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of August, 2019.

_____(SEAL)
Brandon M. Lane

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 26th day of August, 2019, before me personally appeared Brandon M. Lane, 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 26th day of August, 2019.

_____
Notary Signature
My commission expires: 6-24-2023

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $177,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 26th day of August, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My commission expires: 6-24-2023
File No. 2019-224

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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 TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

