Karen Johnson Davidson County
Batch# 289441 DEEDWARR
09/23/2019 09:41:07 AM 2 pgs
Fees: $13.00 Taxes: $533.17
20190923-0096222

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $144,100.00.

Affiant

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

Subscribed and sworn to before me, this 20th day of September, 2019.

Notary Public
My commission expires: 9/19/21

03-1908-38899

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christopher Anthony Ray Waller	~~Christopher Anthony Ray Waller~~	136-14-0-201.00 CO
906 Lauren Court	~~906 Lauren Court~~ 518 Scotland Ln Ste 205	
Nashville TN 37217	~~Nashville, TN 37217~~ Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Magda Y. Salib, a married person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christopher Anthony Ray Waller, unmarried**, hereinafter called the Grantees, their 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 No. 77-A, on the Plan of Zone Lot Subdivision Lots 76 & 77 of Harbor Gate, Section 2, of record in Book 6250, Page 33 and amended in Book 6200, Page 488, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Magda Y. Salib by Special Warranty Deed from Citibank, N.A. as Trustee, by its duty authorized attorney in fact EMC Mortgage Corporation, dated January 29, 2009, recorded February 19, 2009, of record in Instrument No. 20090219-0014573, Register's Office for Davidson County, Tennessee.

**Refaat Khalil, the spouse of the Grantor, joins in the execution of this deed for the purposes of relinquishing and conveying his marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 906 Lauren Court, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of September, 2019.

Magda Y. Salib
Magda Y. Salib

Refaat Khalil
Refaat Khalil

STATE OF Florida
COUNTY OF Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Magda Y. Salib and Refaat Khalil**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Nashville~~ Baker FL, ~~TN~~, this 19th day of September, 2019.

Judy L Holt
Notary Public

My Commission expires:

JUDY L HOLT
NOTARY PUBLIC-STATE OF FLORIDA
COMM. # FF 920519
MY COMM. EXPIRES 09-21-2019