WARRANTY DEED

Karen Johnson Davidson County
Batch# 294373 **DEEDWARR**
10/01/2019 03:37:00 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20191001-0100191

Y-BR-19-7220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nihad Esmail Babiry, Haleema Babiry and Marwan Binyamin Babiry	**SWBC Mortgage**	
(NAME)	(NAME)	
7220 Santeelah Way	**9311 San Pedro Ave., Ste. 100**	**181-03-0A-150.00-CO**
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANET LORD GILBERT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NIHAD ESMAIL BABIRY AND HALEEMA BABIRY, HUSBAND AND WIFE, AND MARWAN BINYAMIN BABIRY, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 150 on the Plan of Subdivision Plat, Section Three, Indian Creek Estates of record in Plat Book 9700, Page 817, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Janet Lord Gilbert, unmarried by Warranty deed from Terrence A. Smith and Michele D. Smith of record in Instrument No. 20040716-0085169 Register's Office for Davidson County, Tennessee, dated July 15, 2004 and recorded on July 16, 2004.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 817, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10752, Page 553, Book 11708, Page 575, Instrument No. 200000727-0074152; Instrument No. 20030509-0062505, Instrument No. 20050118-0006063, Instrument No. 20060523-0060562, Instrument No.20070606-0067790, Instrument No. 20070606-0067791, Instrument No. 20140403-0027632 and Instrument No. 20160809-0082902, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 10729, Page 380, Book 6549, Page 403; Instrument No. 20060526-0062237; Instrument No. 20000802-0076584 and Instrument No. 20041025-0128024; in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 11031, Page 79, in the Register's Office for Davidson County, Tennessee.
- By-Laws for Indian Creek Estates Homeowners Association, Inc. of record at Book 11033, Page 509, amended at Instrument No. 20000727-0074153, in aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7220 Santeelah Way, Cane Ridge, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 19 DAY OF SEPTEMBER, 2019.

Janet Lord Gilbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET LORD GILBERT, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 19 of September, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212