Karen Johnson Davidson County
Batch# 325856 DEEDWARR
12/06/2019 09:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20191206-0126013

NEW OWNER:
George Salib
3172 Hidden Creek Drive
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-517

MAP & PARCEL
173-16-0A-272.00-CO

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS ($295,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Kyle Schwartz and Angella M. Schwartz, husband and wife,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **George Salib and Fibi Shehata, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Final Plat of Hidden Creek Phase 5 (A Cluster Lot Subdivision) of record in Plat at Instrument No. 20060627-0076912, 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 Kyle Schwartz and Angella M. Schwartz, husband and wife by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20071203-0140007 Register's Office for Davidson County, Tennessee, dated November 28, 2007 and recorded on December 03, 2007.

Being also known as 3172 Hidden Creek Drive Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 29 day of **November, 2019**.

Kyle Schwartz

Angella Schwartz

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Kyle Schwartz and Angella Schwartz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29 day of **November, 2019**.

NOTARY PUBLIC

My commission expires: 11.8.21

GREG FAIRBETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

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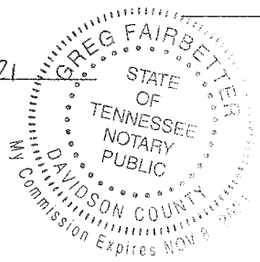
The actual consideration or value, whichever is greater, for this transfer is $ **295,000.00**.

AFFIANT

Sworn to and subscribed to before me this 29 day of **November, 2019**.

NOTARY PUBLIC

My commission expires: 11-8-21



True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212