DWIGHT D. BONIFACIUS, et ux

TO: *WARRANTY DEED*

SABER HANNA, et al

Karen Johnson Davidson County
Batch# 342567 DEEDWARR
01/13/2020 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $566.10
20200113-0004494

THIS WARRANTY DEED OF REALTY, executed as of the 9th day of January, 2020, by Grantors, **DWIGHT D. BONIFACIUS and KAREN L. BONIFACIUS, husband and wife,** to Grantees, **SABER HANNA, a married man, and SHAWKI GHATAS, a married man,** Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantees, to have and to hold to them as equal tenants in common, with right of survivorship, and to their heirs and assigns forever in fee simple, certain realty situated in the Twenty Eighth (28th) Civil District of Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being all of Unit No. 48, Villas at Ransom Park (a horizontal property regime). According to plat appearing of record in Master Deed in Instrument No. 20051025-0128829 and amended in Instrument Number 20061002-0121910, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Dwight D. Bonifacius and Karen L. Bonifacius, Husband and Wife, from Stones River Homes, Inc., a Tennessee Corporation, by Warranty Deed dated June 27, 2008, recorded on July 1, 2008 at 14:14, and appearing of record in Instrument No. 20080701-0067872, Register's Office for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2020 taxes which are prorated and Grantees assume; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20051025-0128829, Instrument No. 20061002-0121910, Instrument No. 20080314-0026053, Instrument No.

20080502-0044959 and Instrument No. 20121231-0120606; to all matters as shown on plan of record on Master Deed of record in Instrument No. 20051025-0128829; to Homeowner's Association Charter of record in Instrument No. 20051025-0128823; to Agreement for Dedication of Easement to Davidson County of record in Instrument No. 20001213-0122751; and to Stormwater Detention Agreement of record in Instrument No. 20010206-0011474, Instrument No. 20010206-0011475, Instrument No. 20010424-0040292; and Instrument No. 20010724-0078014, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

DWIGHT D. BONIFACIUS Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **DWIGHT D. BONIFACIUS**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 9th day of January, 2020

JON GRAVES NOTARY PUBLIC OF TENNESSEE MONTGOMERY COUNTY

My Commission Expires: 5-10-2021

Notary Public

KAREN L. BONIFACIUS Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **KAREN L. BONIFACIUS**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 9th day of January, 2020

JON GRAVES NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

My Commission Expires: 5-10-2021

Notary Public

202001130004494

Property Owners Name and Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Saber Hanna **Shawki Ghatas** PO Box 17673 Nashville, TN 37217	**SAME/OWNER**

Property Address:	Map and Parcel No.
1022 Capital Funds Court **Nashville, TN, 37217**	**135-10-0D-048.00 CO**

STATE OF TENNESSEE,
Davidson COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$153,000.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 10 day of **January, 2020.**

NOTARY PUBLIC
MY COMMISSION EXPIRES:

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Prepared by:
Jon T. Graves
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172

3

Certificate of Authenticity

I, Venikka Branch 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, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021