Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Name and Address of New Owner:
Hilton Joseph Reed and Barbara Jean Reed
4128 Longfellow Drive
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 348553 DEEDWARR
01/27/2020 08:58:30 AM 2 pgs
Fees: $13.00 Taxes: $1,020.83
20200127-0009217

Send Tax Bills To: Regions Bank
~~Hilton Joseph Reed and Barbara Jean Reed~~
~~SAME AS ABOVE~~ 2056 Parkway Office Circle
Birmingham, AL 35244

This Instrument Prepared By:
Julie Coone
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 062-02-0B-165.00-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, **Amir Ghali and Suzan Mesiha, husband and wife,** "the Grantors," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hilton Joseph Reed and Barbara Jean Reed, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Number 102 on the Plan of Abbington Park, Phase One, Section Four, 2 Planned Unit Development of record in Instrument No. 20050110-0003256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made of a more complete legal description thereof.

Being the same property conveyed to Amir Ghali and Suzan Misina, husband and wife, from US Bank National Association, as Trustee for SABR 2006-WM1 by Special Warranty Deed filed May 14, 2009, as Instrument No. 20090514-0044434 in the Register's Office of Davidson County, Tennessee.

Amir Ghali is now known as Amir George, pursuant to name change, dated 12/9/2010 with the US District Court for the Middle Tennessee District of Tennessee.

Suzan Mesiha is now known as Susan George, pursuant to name change, dated 12/9/2010 with the US District Court for the Middle Tennessee District of Tennessee.

IMPROVED PROPERTY known as: 4128 Longfellow Drive, Nashville, TN 37214.

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

Taxes and assessments for the year 2020 and subsequent years, a lien not yet due and payable.

Subject to all matters as shown on the Plan of record in Instrument Number 20050110-0003256, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20030213-0020075, 20050201-0011849, and By-Laws in Instrument Number 20030303-0027406, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 22nd day of January, 2020.

Amir George (SEAL)
Amir George

Susan George (SEAL)
Susan George

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of January, 2020, before me personally appeared Amir George and Susan George, 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 22nd day of January, 2020.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Signature
My commission expires: 6-24-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $275,900.00, 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
22nd day of January, 2020.

Notary Public
My commission expires: 10/26/2020
File No. 2020-19

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY