WARRANTY DEED

Karen Johnson Davidson County
Batch# 364727 DEEDWARR
02/27/2020 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20200227-0022112

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wael Samwil and Manal Khalil 817 Pisgah Park Brentwood, TN 37027	SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, TX 78216	160-16-0B-115.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Ashley N. Bishop and wife, Marguerite Picou Bishop, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Wael Samwil and Manal Khalil, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 139, on the plan of Revision One, Section One, Brentwood Chase, as shown on plat of record in Book 9700, Pages 936-941, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ashley N. Bishop, a single man by Warranty Deed from Newmark Homes L.P., a Texas Limited Partnership of Newmark Homes Corporation, a Nevada Corporation, dated 03/21/2003 and recorded 03/25/2003, of record in Instrument 200303250039232, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Ashley N. Bishop and Marguerite Picou Bishop, husband and wife, by Quitclaim Deed from Ashley N. Bishop, a single man, dated 09/25/2008 and recorded 10/01/2008, of record in Instrument 200810010099400, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 817 Pisgah Park, Brentwood, TN 37027

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this the 21st day of February, 2020.

Ashley N. Bishop

Marguerite Picou Bishop

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

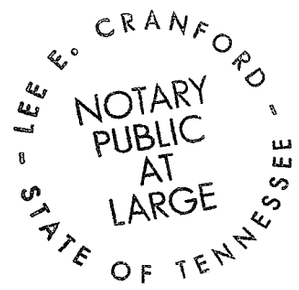
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ashley N. Bishop and Marguerite Picou Bishop with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 21st of February, 2020.

Notary Public

My Commission Expires: 11/6/2023

(SEAL)



Certificate of Authenticity

I, Jennifer Chandler- Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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: 11-06-2023

MAXINE J. R
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TE

202002270022112