RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013154

Karen Johnson Davidson County
Batch# 371354 **DEEDWARR**
03/12/2020 10:42:37 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20200312-0027752

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2020. NOTARY PUBLIC My commission expires: 12/20/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray Min and Veronica Angeladar 3257 Grace Crest Point Nashville, TN 37217	Same address as new owner	135 10 0C 111.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Five Thousand and 00/100 Dollars ($265,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TAHSEEN AL RUBAYE AND WIFE, FARAH AL RUBAYE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **RAY MIN AND VERONICA ANGELADAR, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee Being Lot 154 on the final plat, Revision of Lot 154, Section Five, Ransom Park, of record in Instrument No 200412220152515, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Tahseen Al Rubaye & Farah Al Rubaye, husband & wife by Warranty Deed from Eid S Nashed & Mervat Y Fayez, husband & wife dated March 27, 2015 and recorded March 31, 2015 in Instrument No 201503310027589 in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3257 Grace Crest Point, Nashville, TN 37217, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of February, 2020.

TAHSEEN AL RUBAYE

Farah AL Rubaye by Tahseen Attorny in Fact

FARAH AL RUBAYE BY TAHSEEN AL RUBAYE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Tahseen Al Rubaye, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of February, 2020.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 6-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Tahseen Al Rubaye, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Farah Al Rubaye and acknowledged that he executed the same as the free act and deed of the said Farah Al Rubaye.

WITNESS my hand and seal, this the 28th day of February, 2020.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 6-20-2021