WARRANTY DEED

Karen Johnson Davidson County
Batch# 373779 DEEDWARR
03/17/2020 03:11:46 PM 2 pgs
Fees: $13.00 Taxes: $1,322.75

20200317-0029661

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 357,500.00.

Affiant

Subscribed and sworn to me on March 12, 2020.

NOTARY PUBLIC

My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33315

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kyle Bradley Smith Elizabeth Patterson Smith 521 Tobylynn Drive Nashville, TN 37211	First Midwest Bank 300 N. Hunt Club Road, 2nd Floor Gurnee, IL 60031	161-11-0-090.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mariet Guirguis, a married woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Kyle Bradley Smith and Elizabeth Patterson Smith, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 290 on the Plat of Huntington Park, Section 4, of record in Plat Book 4460, page 74, Register's Office for Davidson County, Tennessee.

Said Lot 290 fronts 71 feet on the South margin of Tobylynn Drive and extends back between parallel lines 150 feet.

Being the same property conveyed to Mariet Guirguis, a married woman, by Warranty Deed from Michael F. Ford and wife, Gloria P. Ford, of record as Instrument No. 20190412-0033713 in the Register's Office for Davidson County, Tennessee.

Subject property has not now nor has it ever been used as the primary residence of the Grantor herein.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration/Restrictions of record in Book 4580, page 487, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 521 Tobylynn Drive, Nashville, TN 37211.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-RF-20-521

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 12th day of March, 2020.

Mariet Guirguis by Waheed Guirguis
Mariet Guirguis Attorney IN Fact
By: Waheed Guirguis, Attorney In Fact
POA IN #20190412-0033714

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Waheed Guirguis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Mariet Guirguis, as her Attorney in Fact, as the free act and deed of the within named Mariet Guirguis.

Witness my hand and official seal on March 12, 2020.

NOTARY PUBLIC

My Commission Expires: 9/2/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 07, 2021