Name and Address of New Owner:
Royce E. Murray
3928 Pepperwood Drive
~~Nashville~~, TN 37013
Antioch

Send Tax Bills To:
Royce E. Murray
3928 Pepperwood Drive
~~Nashville~~ Antioch, TN 37013

Karen Johnson Davidson County
Batch# 377708 **DEEDWARR**
03/26/2020 09:42:34 AM 2 pgs
Fees: $13.00 Taxes: $847.30

20200326-0032795

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

Map & Parcel No: 165-13-0A-121.00-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, **Remoon Gabra and Miriam Hanna, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Royce E. Murray, a single man** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Lot No. 467 on the Plan of Peppertree Forest, Section 10, of record in Plat Book 7900, Page 938, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Remoon Gabra, a married man, by Warranty Deed from Lamar Coats, unmarried, dated December 1, 2015, of record in Instrument Number 20151210-0124211, Register's Office for Davidson County, Tennessee.

**Miriam Hanna, hereby joins in this conveyance to convey any right, title and interest in and to the above desbribed property by virtue of marriage to Remoon Gabra.**

This 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 Plat Book 7900, Page 938, Register's Office for Davidson County, Tennessee.

Subject to the Covenant, Condition, or Restriction, recorded in Book 7982, Page 736, Book 8367, Page 501, Book 8757, Page 607, Book 8757, Page 623 and Instrument #201906110055977 in the official records of the Davidson County Recording Office.

IMPROVED PROPERTY KNOWN AS: 3928 PEPPERWOOD DRIVE, ~~NASHVILLE~~ Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Return to:

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 20th day of March, 2020.

_____ (SEAL)
Remoon Gabra

Mariam Hanna (SEAL)
Miriam Hanna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2020, before me personally appeared Remoon Gabra and Miriam Hanna, 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 20th day of March, 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 $229,000.00, 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
20th day of March, 2020.

_____
Notary Public
My commission expires:
File No. 2020-85

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021