Recorded Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

Send Tax Statements To:
~~New Owner~~ AmCap Mtg
1125 Ocean Ave
Lakewood NJ 08701

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd.,
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 377828 DEEDWARR
03/26/2020 12:37:35 PM 2 pgs
Fees: $13.00 Taxes: $903.54
20200326-0032963

Name and Address of New Owner:
James G. Asfour
1021 Blythe Court W
Nashville, TN 37221

From Information Furnish
The Parties

Map and Parcel: 141-12-0B-020.00-CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **EMILY N. WADDY N/K/A EMILY N. WADDY SMITH AND HUSBAND, JUSTIN SMITH**, has this day bargained and sold and does hereby transfer and convey unto, **JAMES G. ASFOUR, SINGLE MAN AND BASMA ASFOUR AND GHAZI ASFOUR, WIFE AND HUSBAND,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Phase I, Southampton of record in Plat Book 5200, Page 464, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Emily N. Waddy, an unmarried person by Warranty deed from Michael Travis and Melissa Travis, husband and wife, dated July 28, 2009 of record in Instrument No. 20090730-0071385 Register's Office for Davidson County, Tennessee.
>
> Justin Smith joins herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying to the Grantee, any and all rights, title and interest he may have in the property, whether arising by virtue of marriage or otherwise.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JAMES G. ASFOUR, SINGLE MAN AND BASMA ASFOUR AND GHAZI ASFOUR, WIFE AND HUSBAND,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 18th day of March, 2020.

Emily N Waddy NKA Emily N Waddy Smith

Emily N. Waddy N/K/A
Emily N. Waddy Smith

Justin Smith

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Emily N. Waddy now known as Emily N. Waddy Smith and Justin Smith, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 18th day of March, 2020.

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

Amanda M Clark

NOTARY PUBLIC
My Commission Expires: 11/29/2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $244,200.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

THOMAS I. BOTTOMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

SWORN to and subscribed before me,
this 18th day of March, 2020.

NOTARY PUBLIC
My Commission Expires: 7/26/21