Prepared By ~~& Return To:~~
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1452TN

Karen Johnson Davidson County
Batch# 403886 **DEEDWARR**
05/20/2020 02:36:25 PM 2 pgs
Fees: $13.00 Taxes: $1,605.80

20200520-0052538

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 434,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of May, 2020.

Notary Public

Commission Expiration: 07/06/20

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Elie Joseph Ghanem 3050 Business Park Circle, Suite 501 Goodlettsville, TN 37072	**CapStar Bank** **2002 Richard Jones Road Ste: A300** **Nashville, TN 37215** **615-690-5100 120**	156-00-0-021.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael Durante and Amy Frisbie,** Husband and Wife HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elie Joseph Ghanem an unmarried man** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 7808 Highway 100, Nashville, TN 37221, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Harpeth Heights, Section 2, not of record, described according to a survey made by Hal R. Swann, Jr., March 9, 1953, as follows:

Beginning on the Northerly margin of Highway 100 at the Southwest corner of the property conveyed to Marvin F. King and wife, by deed from E. U. Buchi and wife, of record in Book 2139, Page 535, Register's Office for said County, being the corner of Lots No. 1 & 2; thence with the line between said two lots Northwardly 177 feet; thence Westwardly 149.2 feet to the corner of Lots No. 2 & 3; thence with the line between said two lots Southwardly 188.8 feet to the Northerly margin of Highway No. 100; thence with said Highway Eastwardly 150 feet to the beginning.

Being the same property conveyed to Michael Durante, a single individual, and Amy Frisbie, a single individual, joint tenants with right of survivorship, by Warranty Deed from Michael J. Stewart and Barbara W. Stewart, Co-Trustees, Stewart Family Revocable Living Trust Agreement dated April 26, 2013, dated 01/26/2016 and recorded 01/29/2016 in Instrument No. 20160129-0008862, Register's Office for Davidson County, Tennessee.

The said Michael Durante and Amy Frisbie having since married.

Tax Map and Parcel ID:156-00-0-021.00

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-ARE-20-7808

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 7808 Highway 100, Nashville, TN 37221

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 unemcumbered, 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 hand this 19th day of May, 2020.

Michael Durante

Amy Frisbie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 2020, before me personally appeared **Michael Durante and Amy Frisbie**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 19th day of May, 2020.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023