WARRANTY DEED

Karen Johnson Davidson County
Batch# 446439 DEEDWARR
07/29/2020 02:20:26 PM 2 pgs
Fees: $13.00 Taxes: $593.48

20200729-0083610

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

W-SB-WR-20-116

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hafez Ghobrial and Mariam Makar	**New Owner**	
(NAME)	(NAME)	**162-03-0-224.00**
3409 Whitesail Ct		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WIBOOLYA INSRIKEAW, AN UNMARRIED WOMAN, AND SOMPORN INSRIKEAW, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAFEZ GHOBRIAL AND WIFE, MARIAM MAKAR,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Section Four, Apache Hills of record in Plat Book 4460, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 55 fronts 39.41 feet on the Southeasterly side of Panamint Drive and runs back between lines 101 feet on the Northerly sice line and 163.88 feet on the Southwesterly side line at the rear measuring 151.7 feet thereon.

Being the same property conveyed to Wiboolya Insrikeaw, an unmarried woman and Somporn Insrikeaw, an unmarried woman by Quitclaim Deed from Wiboolya Insrikeaw, an unmarried woman of record in Instrument No. 20110513-0036844 Register's Office for Davidson County, Tennessee, dated May 05, 2011 and recorded on May 13, 2011.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4460, Page 60, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4564, Page 724, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Department of Water and Sewerage Services of record in Book 5180, Page 996 and Book 5181, Page 15, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **116 Panamint Drive, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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 the 27th DAY OF JULY, 2020.

Wiboolya Insrikeaw by John Gleaves,
Attorney in Fact

Somporn Insrikeaw by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WIBOOLYA INSRIKEAW AND SOMPORN INSRIKEAW, and who acknowledged he/she/they executed the same as the free act and deed of the said WIBOOLYA INSRIKEAW AND SOMPORN INSRIKEAW.

Witness my hand and official seal, this the 27th of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022