WARRANTY DEED

BENJAMIN J. BLEICH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/19/2025
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 1.19.25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Beshoy Farah	New Owner	
(NAME)	(NAME)	
3209 Priest Woods Drive		108 16 0 269.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, **We Brian Stainbrook and Sondra Lynn Stainbrook, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Beshoy Farah,** A Single man hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 16B, on the plan of Zone Lot Division Lot 14, 16, & 18 Section 4 of Lakeview Hills Subdivision, of record in Plat Book 6250, Page 213 amending Plat Book 5200, Page 642, said Register's Office, reference to which is hereby made for a more complete description.
Being the same property conveyed to Brian Stainbrook by Warranty Deed from Amanda D. Kellam and Adam F. Kellam, wife and husband, dated 06/05/2012 and recorded 06/07/2012, of record in Instrument 201206070049784, Register's Office for Davidson County, Tennessee.

The said Sondra Lynn Stainbrook joins in the conveyance to waive any an all rights she has in said property.

All matters shown on the plat of record in Plat Book 6250, Page 213, amending Plat Book 5200, Page 642, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6256, Page 28, Book 6431, Page 298, and Book 6488, Page 411, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as recorded in Book 5856, Page 84, Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 8377, Page 905, and Book 8377, Page 908, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3209 Priest Woods Drive, Nashville, TN 37214

File No.: 1162555
Warranty Deed TN

Karen Johnson Davidson County
Batch# 627188 DEEDWARR
05/03/2021 08:21:30 AM 2 pgs
Fees: $13.00 Taxes: $791.80
20210503-0058615
202105030058615

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 27th day of April, 2021.

Brian Stainbrook

Sondra Lynn Stainbrook

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Stainbrook and Sondra Lynn Stainbrook, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of April, 2021.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202105030058615