Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
1L6151



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of February, 2022.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 805393 **DEEDWARR**
02/15/2022 10:16:17 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20220215-0017338

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Fawaz Amin	SWBC Mortgage	**162-03-0-329.00**
4929 Barella Drive	9311 San Pedro, #100	
Nashville, TN 37013	San Antonio, TX 78216	

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,

Ben Tarpley and Andrea Tarpley, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fawaz Amin and Kadrie Abdo, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Haywood Hills, Section 4 of record in Plat Book 4675, Page 116, amended in Book 4881, Page 617, 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 Ben Tarpley and Andrea Tarpley, by Special Warranty Deed, from REO Properties Corporation, a corporation organized and existing under the laws of the United States, of record in Instrument No. 200801408-0002261, dated November 16, 2001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 4675, Page 116, amended in Book 4881, Page 617, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4835, Page 133, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4929 Barella Drive, Nashville, TN 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 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 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 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/our hand(s) this 11th day of February, 2022.

Ben Tarpley

Andrea Tarpley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Ben Tarpley and Andrea Tarpley, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2022.

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11-5-2024

File #: 22-3
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027