Return to:

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/31/07 13:02 2 pgs
Fees:13.00 Taxes:495.80

20070131-0012878

#476

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Eyd Toss and Samira Mikhail	Bank of America Bldg. 700/ FL9-700-01-01	Map 135-14C
516 Titan Court	9000 Southside Blvd.	Parcel 54
Antioch, TN 37013	Jacksonville, FL 32256	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Carol M. Hughes, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Eyd Toss and Samira Mikhail,** husband & wife (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Ransom Village, of record in Book 7900, pages 833 and 834, said Register's Office, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Carol M. Hughes, unmarried, by warranty deed from Ransom Village, Inc. of record in Book 9899 and Page 425, said Register's Office.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2007 Taxes, a lien not yet due and payable.**
2. **Restrictions, and By-laws of record in Book 9525, page 187, amended in Book 9647, page 72, Book 9525, page 210, and Ransom Village, a P.U.D., of record in Book 7900, page 833 and 834, said Register's Office.**
3. **Easements of record in Book 9653, page 153; for storm water detention in Book 8879, page 270; for water-sewer lines in Book 10131, pages 829-833; for common area-Facilities to HOA in Instrument Number 20010530-0055831, said Register's Office.**
4. **All matters appearing of record in Plat Book 7900, pages 833 and 834, said Register's Office.**

This is improved property commonly known as **516 Titan Court, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $134,000.00.

Carol M Hughes
Affiant

Subscribed and sworn to before me this 29th day of January, 2007

Judy Painter-Rose
Notary public:

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of January, **2007**

Carol M. Hughes
Carol M. Hughes

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carol M. Hughes,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument. WITNESS my hand and official seal at Nolensville, Tennessee, this 29th day of **January, 2006.**

Judy Painter-Rose
Notary Public

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 03/31/07