Davidson County DEEDWARR
Recvd: 08/06/07 11:38 2 pgs
Fees:13.00 Taxes:902.80

20070806-0093284

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

R-FSR-07-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Refaat Y. Zakhary	Refaat Y. Zakhary	
2025 Woodmont Boulevard, Unit 211 (ADDRESS)	(NAME) 2025 Woodmont Boulevard, Unit 211 (ADDRESS)	117-11-J-211 CO
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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 VIVIAN LEE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REFAAT Y. ZAKHARY AND WIFE, SALWA A. ZAKHARY, hereinafter called the Grantee(s), their heirs 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 UNIT 211, TOGETHER WITH GARAGE UNIT NO. C-5, THE HILLMONT CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20040209-0015685, RE-RECORDED AT INSTRUMENT NO. 20040212-0017074, AMENDED AT INSTRUMENT NO. 20050404-0036415, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO VIVIAN LEE, UNMARRIED BY WARRANTY DEED FROM THE GARDEN PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, RECORDED ON THE 4TH DAY OF AUGUST, 2004 IN INSTRUMENT NO. 20040804-0093504, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN INSTRUMENT NO. 20040209-0015685 AND RE-RECORDED IN INSTRUMENT NO. 20040212-0017074 AND AMENDED IN INSTRUMENT NO. 20050404-0036415 AND BOOK 9921, PAGE 620, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2025 Woodmont Boulevard, Unit 211, Nashville, Tennessee 37215
(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), 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 31st day of July, 2007.

Vivian Lee By Paula Burtch AIF

Vivian Lee by Paula Burtch, 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, Vivian Lee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2007.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

State of Tennessee
County of Davidson

On this the 31st day of July, 2007, before me personally appeared Paula Burtch who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Vivian Lee and who acknowledged she executed the same as her free act and deed.

Witness my hand and official seal, this the 31st day of July, 2007.

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010