BOX 10-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/08 10:39 2 pgs
Fees:13.00 Taxes:1480.00
20080424-0041902

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2008.

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph K. Deeb and Gina K. Deeb	New Owner	
(NAME)	(NAME)	160-21
781 Hill Road		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **CONNIE L. DEEB, TRUSTEE OF THE DAVID DEEB FAMILY TRUST**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH K. DEEB AND WIFE, GINA K. DEEB,** 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 parts of Lot Nos. 3 and 4 on the Map of D. C. Kelley's Subdivision of the Scales and Wilkerson Lands, Brentwood, Tennessee, as of record in Book 421, page 13, Register's Office for said County, described according to a survey made by Watkins and Murray, Surveyors, December 16, 1948, as follows:

Beginning in the center line of Hill Road at a railroad spike, the common corner of Lot Nos. 4 and 5; thence with the line between said lots, South 2° West 550 feet to an iron pin; thence North 85° West 271 feet to an iron pin; thence North 2° East 550 feet to a railroad spike in the center of Hill Road; thence with the center of said Road, South 85° East 271 feet to the point of beginning.

Being the same property conveyed to David K. Deeb and wife, Connie L. Deeb by deed from Raymond W. Wood and wife, Barbara J. Wood, of record in Book 4942, page 607, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to David K. Deeb by deed from Connie L. Deeb, of record as Instrument No. 20050509-0052130, Register's Office for Davidson County, Tennessee. The said David K. Deeb having since died and by his Will of record in Case No. 06P1446, Probate Court Clerk's Office in Davidson County, Tennessee, devised the subject property to Connie L. Deeb. The said Connie L. Deeb having disclaimed any interest in the subject property by Renunciation and Disclaimer of property of record as Instrument No. 20060918-0115292, Register's Office for Davidson County, Tennessee, so therefore according to the terms of the Last Will and Testament of David Karem Deeb the subject property now vests in Connie L. Deeb, Trustee of the David Deeb Family Trust.

unimproved ☐

This is improved ☒ property, known as 781 Hill Road, Brentwood, TN 37027

(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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 hand this 23rd day of April, 2008.

Connie L. Deeb

Connie L. Deeb, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connie L. Deeb, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of April, 2008.



My Commission Expires NOV. 7, 2011

Kevin D. Montgomery Notary Public