Davidson County DEEDWARR
Recvd: 05/20/08 11:22 4 pgs
Fees:23.00 Taxes:1276.50
20080520-0051692

WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of May, 2008, by and between **MARCY L. THROOP**, party of the first part, and

George M Ziady
, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the City of NASHVILLE, County of DAVIDSON, State of Tennessee, to wit:

BEING Lot No. 2 on the Map of J.A. Stevens Resubdivision of Lot Nos. 29 through 34, and 49 through 54, inclusive, in the Kenner Manor Land Company's Second Subdivision, as of record in Plat Book 547, Page 134, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 2 fronts 75 feet on the northerly side of Kenner Avenue and runs back 253 feet on its westerly side and 288 feet on the easterly line, to the southerly margin of a 10 foot strip measuring 53 feet thereon.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number 20040730-0091647 in the Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for City of NASHVILLE and County of DAVIDSON realty taxes for the year 20 08, and subdivision restrictions, building lines and easements of record in Plat Book 547, Page 134, in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

MARCY L. THROOP

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **MARCY L. THROOP**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 18 day of May, 2007.

Notary Public JOHN N WALLER

My commission expires: 3/17/2011

JOHN N WALLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ XXXXXXXXXXXXXXXXX, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Affiant

Subscribed and sworn to before me this XXX day of XXXXXXXXXXXXXXXX, 20XX.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX My commission expires: XXXXXXXXXXXX
Notary Public JOHN N WALLER

JOHN N WALLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: **200 WOODMONT CIRCLE, NASHVILLE, TN 37205**

Tax Parcel Number: 116-08-0-030.00

Name and address of property owner, and mail tax bills to:

George M Ziaty
200 Woodmont Circle
Nashville, TN 37205

This instrument was prepared by, and after recording, return to:

Cumberland Title
216 Centerview Dr., Suite 139
Brentwood, TN 37027

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 345,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this 15th day of May, 2008.

Notary Public

My Commission expires: ~~July 16, 2011~~ June 20, 2011

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle L Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)



My Commission Expires: June 20, 2011