File No. 280601048

WARRANTY DEED

DONNA F. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/19/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adel N. Eskander	Adel N. Eskander	174-11-0A 465.00CO
(NAME) P.O. Box 190372	(NAME) Same as New Owner	
(ADDRESS) Nashville, TN 37219-1347	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Green Bank**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Adel N. Eskander and wife Nagwa Moussa,** 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 all of Lot No. 263, Final Plat Cluster Lot Subdivision, Cane Ridge Farms, Phase Six, Section, as shown by plat appearing of record in Instrument #200606010064580, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the same property conveyed to Cane Ridge Farms, LLC, A Tennessee Limited Liability Company by Warranty Deed dated 4/13/1999 of record in Book 11431, page 163, and being the same property further conveyed to Signature Partnership, LLC, A Tennessee Limited Liability Company by Warranty Deed dated 4/20/2007 of record in Instrument #20070426-0049939, and being the same property further conveyed to GreenBank by Trustee's Deed dated 3/31/08 of record in Instrument #20080331-0032225, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: Transmission Line Easement of record in Book 4420, page 36 and Book 4428, Page 565; Watermain Easement of record in Book 5078, Page 476; Restrictions and By-Laws of record in Instrument #200009050087103, Instrument #200012040119093, Instrument #200108150088370 and Instrument #200411020131848, Register's Office for Davidson County, Tennessee. All matters shown on the plan of record in Instrument #200606010064580; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3013 Katonka Drive, Antioch, TN 37013-3963
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 07/09/08 12:26 2 pgs
Fees:13.00 Taxes:666.00
20080709-0070549

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 we do covenant with 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 our hands this 27th day of June, 2008.

Green Bank

By: _____ AVP

Terry R. Polman, Assistant Vice President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tennessee, Terry R. Polman with whom I am personally acquainted and show proved himself to be the Assistant Vice President of Green Bank, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 27th day of June, 2008.

Commission expires: 6-5-12

_____

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 280601048

RETURN TO:

Southern Title Services

1535 W. Northfield Blvd., Suite 16

Murfreesboro, TN 37129