File No. 280600382

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Alfons Botros
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-20-2011

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 07/09/08 12:28 2 pgs
Fees:13.00 Taxes:603.10
20080709-0070551

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfons Botros	Countrywide Home Loans	Map/Parcel 150.16-OA-002.00
(NAME)	(NAME)	
2705 Windcrest Trail	801 Crescent Centre Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, 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 **Alfons Botros, married**, hereinafter called the Grantee, 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. 13, Final Plat, Windhaven Shores, Section One, as shown by plat appearing of record in Instrument 20030219-0021779, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Classic Homes BOS, LP by Warranty Deed dated March 17, 2003 of record in Instrument 20030318-0035633, and further being the same property conveyed to Green Bank by Trustees Deed dated April 22, 2008 of record in Instrument 20080423-0041549, Register's Office for Davidson County, Tennessee.

Storm Water Easement as shown of record in Instrument 20020603-0066392;Restrictions as shown of record in Instrument 20030219-0021585;By-Laws as shown of record in Instrument 20030219-0021586;All matters shown on plat of record in Instrument 20030219-0021779, 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 2705 Windcrest Trail, Antioch, TN 37013
(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, THEIR heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 27th day of June, 2008.

Green Bank

By: AVP

Terry R. Polman, Assistant Vice President

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Terry R. Polman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Assistant Vice President the within named bargainor, a Tennessee Corporation, and that he as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Tennessee Corporation, by the said Terry R. Polman, as such Assistant Vice President.

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

Commission expires: 1/2/11

Notary Public

JENNIFER COLLIGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: 280600382

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129