Send Tax Statements To:
New Owner

BILL GARRETT, Davidson County
Trans: T20090038408 DEEDWARR
Recvd: 06/09/09 13:51 2 pgs
Fees: 13.00 Taxes: 540.20
20090609-0053542

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
Amir Nassif
5165 Highlander Drive
Antioch, TN 37013

Map and Parcel: 163-02-0A-26.00 CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **SHERIF S. NASSIF and wife, GINA HALIM,** has this day bargained and sold and does hereby transfer and convey unto, **AMIR NASSIF, unmarried**, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 187 (One Hundred Eighty Seven) Hickory Highland Place, Section III, Phase 1A, of record in Instrument Number 20031014-0151914, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Sherif S. Nassif and wife, Gina Halim; by deed from Sherif S. Nassif and wife, Gina Halim and Amir Nassif and Nabila Hanna, as joint tenants with right of survivorship, dated June 2, 2009, appearing of record in Instrument Number 20090609-0053541; further sources of title of record in Instrument Number 20061127-0145514, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Stormwater Detention Agreement of record in Instrument Number 20021114-0141245; any and all of record in Instrument Number 20031014-0151914; all of said Register's Office.
>
> **This conveyance is subject to any and all existing easements and/or restrictions of record.**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **AMIR NASSIF,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2009 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

Return To:
TRI STAR TITLE & ESCROW, LLC
279 ROBERT ROSE DRIVE, STE B
MURFREESBORO, TN 37129

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 2nd day of June, 2009.

SHERIF S. NASSIF

GINA HALIM

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **SHERIF S. NASSIF and wife, GINA HALIM,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 2nd day of June, 2009.

NOTARY PUBLIC

My Commission Expires: 12-27-09

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

SALLIE ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $146,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 2nd day of June, 2009.

NOTARY PUBLIC
My Commission Expires: 12-27-09

SALLIE ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY