BILL GARRETT, Davidson County
Trans: T20090053256 DEEDWARR
Recvd: 08/05/09 13:13 2 pgs
Fees: 13.00 Taxes: 492.10

20090805-0073489

WARRANTY DEED

G-TRA-09-2520

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/16/11
(AFFIX SEAL)

HEATHER MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Karam M. Makar	U.S. Bank N.A.	
2520 Lakevilla Drive	3180 Rider Trail South	
Nashville, TN 37217	Earth City, MO 63045	149-3-D-5.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CRJ PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KARAM M. MAKAR AND SAHRA A. HAMOUS, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 8, EDGE-O-LAKE SUBDIVISION, SECTION 2, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060912-0112736, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CRJ PARTNERSHIP BY WARRANTY DEED FROM MURFREESBORO EDGE-O-LAKE, LLC, RECORDED ON THE 24TH DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070424-0048554, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE SHOWN IN PLAT OF RECORD IN INSTRUMENT NO. 20060912-0112736 AND THOSE IN PLAT BOOK 3700, PAGES 15 AND 16 AND THOSE IN PLAT BOOK 6250, PAGES 391 AND 392; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 3908, PAGE 161 AND INSTRUMENT NO. 20020404-0041470; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN INSTRUMENT NO. 20060810-0098639, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2520 Lakevilla Drive, Nashville, Tennessee 37217
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 28th day of July, 2009.

CRJ Partnership

By: James Craig Smith

Title: Partner

By: Richard Lee Johnson

Title: Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of July, 2009, before me personally appeared James Craig Smith and Richard Lee Johnson to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself/themselves to be a partner(s) of CRJ Partnership, the within named bargainor, a partnership, and that he/she as such partner(s) executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of July, 2009.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903