BILL GARRETT, Davidson County
Trans:T20100039309 DEEDWARR
Recvd: 06/28/10 15:16 2 pgs
Fees:13.00 Taxes:503.20

20100628-0050388

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

ASHLEY S. HEATH
NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $136,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2010.

Ashley S. Heath
Notary Public

My commission expires: March 18, 2014

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Emad Basta **Kout El Koulb A. Nassif**	**US Bank, National Association**	**Map 182, Group 06-0-A, Parcel 187.00CO**
8240 Ramstone Way	**3180 Rider Trail**	
Antioch, TN 37013	**Earth City, MO 63045**	

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 ACKNOWLEDGE, WE,

Bella Spring and John C. Spring, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emad Basta and Kout El Koulb A. Nassif, husband and wife

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 Lot No. 177 on the Plan of Old Hickory Hills, Phase Two - Section Three, of record in Instrument No. 20040420-0044507 and corrected by Instrument No. 20041021-0126628, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bella Spring and John C. Spring, wife and husband tenants by the entirety, by Warranty Deed, from The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A., as Trustee, of record in Instrument No. 20080616-0061507, Dated June 12, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20040420-0044507 and Instrument No. 20041021-0126628, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20020116-0006750, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metro of record in Instrument No. 20001030-0107214, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument NO. 20010306-0021333 and Instrument No. 20030226-0025749, Register's Office for DAVIDSON County, Tennessee.
Easement to United Telephone Company of record in Instrument NO. 20020123-0009339, Register's Office for DAVIDSON County, Tennessee.
Easement for ingress and egress to cemetery of record in Instrument No. 20000203-0011193, Register's Office for DAVIDSON County, Tennessee.

Charter for Home Owners Association of record in Instrument No. 20020123-0009417, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessments contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8240 Ramstone Way, Antioch, TN 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 15th day of June, 2010.

Bella Spring

John C. Spring

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Bella Spring and John C. Spring , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2010.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

File #: **100362JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027