WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100081136 DEEDWARR
Recvd: 12/28/10 08:42 2 pgs
Fees:13.00 Taxes:617.90
20101228-0102426

R-ER-10-2425

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-2-11

(AFFIX SEAL)

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarwat Tousa	New Owner (NAME)	
2425 Rychen Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	149-03-0B-06000 CO

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, I/we DESHANA JOHNSON BILES, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARWAT TOUSA AND MANAL GAMEL, _____, 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 56, PHASE 2, KENDALL PARK, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20020807-0094808, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THE SAID HARRISON BILES JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DESHANA JOHNSON, UNMARRIED BY WARRANTY DEED FROM NATALYA KLIOT AND HUSBAND, MUHAMAD IRFAN, RECORDED ON THE 8TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070108-0002882, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID DESHANA JOHNSON HAVING SINCE MARRIED AND NOW BEING KNOWN AS DESHANA JOHNSON BILES.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN INST. NO. 20020807-0094808; INST. NO. 20000911-0089513; INST. NO. 20010907-0097391; INST. NO. 20030930-0143868; INST. NO. 20000911-0089513; INST. NO. 20021121-0144875; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 2425 Rychen 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 15th day of December, 2010.

DeShana Johnson Biles

Harrison Biles

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DeShana Johnson Biles and Harrison Biles, the within named bargainor, with whom I am personally acquainted (or proved to me 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 and official seal, this the 15th day of December, 2010.

Notary Public

My Commission Expires: 12-03-13

(SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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