WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHLEEN A TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

KATHLEEN A TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Girgis Sefin	US Bank National Association	149120b07300co
(NAME)	(NAME)	
1117 Twin Circle Drive	9321 Olive Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	St Louis, MO 63132	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Ronald C Snitker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Girgis Sefin and Mervat Kelada 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 all of Lot No. 25, Final Plat, Phase 2, Forest Cove, as shown by plat appearing of record in Plat Book 9700, pages 976 and 977, 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 Ronald c Snitker, by deed of record in Instrument No. 20020912-0111246, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Ronald C. Snitker by Carolyn Adcock as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20110125-0006915, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1117 Twin Circle Drive, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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.

BILL GARRETT, Davidson County
Trans:T20110004908 DEEDWARR
Recvd: 01/25/11 11:37 2 pgs
Fees:13.00 Taxes:543.90
20110125-0006916

Witness my hand this 21st day of January, 2011.

Ronald C. Snitker By Carolyn Adcock
His attorney in fact

Ronald C Snitker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 21st day of January, 2011, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Ronald C Snitker and who acknowledged that she executed the same as the free act and deed of the said Ronald C Snitker, through Power of Attorney granted her by the said Ronald C Snitker

Witness my hand and official seal at Nashville, Tennessee this 21st day of January, 2011.

Commission expires: 5-2-2011

KRYSTAL D. EDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

Notary Public