WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110016310 DEEDWARR
Recvd: 03/21/11 08:46 2 pgs
Fees:13.00 Taxes:481.00
20110321-0021597

R-VRES-11-1509

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF March, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
9-8-13

MEMORIE WHITE
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
Mahrous A. Makar and Refka Malty	US Bank NA	
1509 Mock Orange	(NAME) 3180 Rider Trail South	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Earth City, MO 63045	135-14-B-12.00 CO
(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, I/we JOAN L. MEREDITH AND HUSBAND, WILLIAM H. MEREDITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MAHROUS A. MAKAR AND REFKA MALTY, HUSBAND AND WIFE, 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 12, RANSOM PLACE, PHASE ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGES 922-924, AMENDED IN BOOK 7885, PAGE 867 AND INSTRUMENT NO. 20011119-0126925, 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 JOAN L. MEREDITH AND HUSBAND, WILLIAM H. MEREDITH BY WARRANTY DEED FROM ROBERT E. BAIRD AND WIFE, JUDY D. BAIRD, RECORDED ON THE 2ND DAY OF FEBRUARY, 1995 IN BOOK 9587, PAGE 122, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6900, PAGE(S) 922 THRU 924; BOOK 7885, PAGE 867; INSTRUMENT NO. 20011119-0126925; PLAT BOOK 6900, PAGE 851; BOOK 7867, PAGE 81; BOOK 7885, PAGE 868; BOOK 7947, PAGE 436; BOOK 8070, PAGE 555; BOOK 8424, PAGE 414; BOOK 8505, PAGE 235; BOOK 8550, PAGE 764; BOOK 8707, PAGE 86; BOOK 8846, PAGE 184; BOOK 10421, PAGE 358; BOOK 6825, PAGE 683; BOOK 7389, PAGE 133; BOOK 7193, PAGE 239; BOOK 9195, PAGE 125; BOOK 2649, PAGE 593; BOOK 7877, PAGE 973; BOOK 8170, PAGE 947; BOOK 8550, PAGE 766; BOOK 7885, PAGE 869; INSTRUMENT NO. 20010530-0055831; BOOK 9195, PAGE 132; BOOK 6865, PAGE 79; BOOK 6865, PAGE 17; BOOK 6594, PAGE 983; 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 1509 Mock Orange, 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 17th day of March, 2011.

Joan L. Meredith

William H. Meredith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joan L. Meredith and William H. Meredith, 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 17th day of March, 2011.

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