WARRANTY DEED

Realty Title and Escrow Co., Inc.
808 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20110017491 DEEDWARR
Recvd: 03/25/11 09:18 2 pgs
Fees:13.00 Taxes:555.00

20110325-0023040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-17-12

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Youssef Habib	US Bank N.A.	164-10-A 394.00 CO
(NAME) 2917 Summercrest Trail	(NAME) 814 Church Street	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville TN 37203	
(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, **Rubin Group, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Youssef Habib and Heba Boles, 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:

Being land in Davidson County, Tennessee, being Lot 439, Summerfield, Village Nine, as shown in Instrument No. 20060718-0086560, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the property that was conveyed to Rubin Group, LLC, by Successor Trustee's Deed from Joseph R. Prochaska, Successor Trustee, dated December 30, 2009, of record in Instrument No. 20100104-0000075, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Instrument No. 20060718-0086560; Restrictions of record in Book 11588, page 484, Book 11669, page 376, Instrument No. 20010308-0021946, 20010504-0046260, 20030527-0071168, 20060724-0089080, 20060921-0117120 and 20010504-0071167; Sanitary sewer and/or storm drainage of record in Instrument No. 20000809-0079074; By-Laws of record in Book 11648, page 662 and Instrument No. 20010504-0046261; Charter of record in Book 11648, page 660 and Instrument No. 20010326-0028531; Quitclaim deed conveying common area to Homeowner's Association of record in Instrument No. 20010514-0049520; Easement to Bellsouth Telephone and Telegraph of record in Book 1141, page 327; Easement of record in Instrument No. 20000824-0083643, 20000913-0091247, 20000929-0096421, 20000913-0091249, 20000913-0091248 and 20000804-0077639; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2917 Summercrest Trail, Antioch, TN 37013

(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.

Witness my hand this 23rd day of March, 2011.

Rubin Group, LLC

By: Egor Danylov, Member

By: Dmitri Danylov, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Egor Danylov and Dmitri Danylov, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged themselves to be the Members of Rubin Group, LLC, the within named bargainor, a limited liability company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Egor Danylov and Dmitri Danylov as such Members.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of March, 2011.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012