# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2011

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hanna Yousef | FNB Financial Group, LLC | 135 140B 01500 |
| (NAME) | (NAME) | |
| 1521 Mock Orange Circle | 275 Robert Rose Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Murfreesboro, TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*THIS INDENTURE,* made and entered into this 29th day of March, 2011, by and between ELIZABETH BIRMINGHAM, party of the first part, and HANNA YOUSEF, party of the second part,

*WITNESSETH:* That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

See EXHIBIT "A" attached hereto and made a part hereof.

BILL GARRETT, Davidson County
Trans:T20110019535 DEEDWARR
Recvd: 04/04/11 13:01 4 pgs
Fees:23.00 Taxes:573.50
20110404-0025703

*TO HAVE AND TO HOLD* the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

**See Exhibit B for exceptions to title**

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

*IN WITNESS WHEREOF*, the party of the first part has caused this instrument to be executed the day and year first above written.

Elizabeth Birmingham

ELIZABETH BIRMINGHAM

STATE OF Kentucky

COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ELIZABETH BIRMINGHAM, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of January, 2011.

Commission expires:

Notary Public

File No.: 210100298

# EXHIBIT A

Land in Davidson County, Tennessee, being all of Lot No. 15, on the plan of Ransom Place, Phase One, of record in Plat Book 6900, Page 922-924 and corrected in Book 7885, Page 867, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to ELIZABETH BIRMINGHAM, UNMARRIED by Deed from JEFFREY B. KNOP AND WIFE, HAYLEY E. BOSHIER-KNOP, dated 06/21/2004 and filed for record on 06/22/2004 in Instrument No. 20040622-0073844, Register's Office for DAVIDSON County, Tennessee.

# EXHIBIT B

All matters as set forth per Plat Book 6900, Page 851, Plat Book 6900, Page 922-924, Book 7885, Page 867, said Register's Office.

Restrictions of record in Book 6405, Page 169, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7867, Page 81, said Register's Office. Said restrictions were amended in Book 7885, Page 868, Book 8070, Page 555, Book 8424, Page 414, Book 7947, Page 436, Book 8846, Page 184, Book 8707, Page 86, Book 8550, Page 764, Book 8505, Page 235, Book 10421, Page 358, said Register's Office.

Easement of record in Book 2649, Page 593, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances of record in Book 6269, Page 197, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6298, Page 582, said Register's Office.

Storm water Detention Agreement of record in Book 6594, Page 983, said Register's Office.

Easement of record in Book 6803, Page 287, said Register's Office.

Sewer Easement of record in Book 6825, Page 683, said Register's Office.

Storm water Joint Maintenance Agreement of record in Book 6865, Page 79, said Register's Office.

Deed of Conveyance of record in Book 7097, Page 158, said Register's Office.

Assignment of Right in Easement and Storm water Joint Maintenance Agreement of record in Book 7193, Page 239, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7640, Page 522, said Register's Office.

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Deed of Conveyance of record in Book 8614, Page 862, and Book 8614, Page 944, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 7877, Page 973, Book 8170, Page 947 and Book 8550, Page 766, Register's Office for said County.

Quitclaim Deed to The Homeowner's Association as shown of record in Book 7885, Page 869 and Instrument No. 20010530-0055831, said Register's Office.