WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/11 15:46 2 pgs
Fees:13.00 Taxes:296.00
20110506-0035178

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $80,000.00.

Affiant

Subscribed and sworn to before me this 28th day of April, 2011.

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Fady Agabus	U. S. Bank National Association	
	1550 American Blvd. East, Suite 440	
	Bloomington, MN 55425	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andre Crenshaw, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Fady Agabus and Hanaa Ghabuos**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being all of Lot No. 44, Villas at Ransom Park, according to plan of record in Master Deed appearing of record in Instrument Number 20051025-0128829, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Andre Crenshaw, unmarried by Warranty Deed from Stones River Homes, Inc. a Tennessee Corporation dated 8/22/07 of record in Instrument Number 20070918-0111580, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to Master Deed and By-Laws contained in Instrument Number 20051025-0128829 and Instrument Number 20061002-0121910; Charter of HOA of record in Instrument Number 20051025-0128823; and to any and all matters shown on said plat of Master Deed appearing of record in Instrument Number 20051025-0128829, Register's Office for Davidson County, Tennessee.
- Subject to Sanitary Sewer and Storm Drainage Easement of record in Instrument Number 20001213-0122751, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1048 Capital Funds Court, Nashville, TN 37217**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 28, 2011.

Andre L. Crenshaw by Jennifer R. Pierce as attorney in fact

Andre L. Crenshaw
by Jennifer R. Pierce, as Attorney in Fact

NOTE: POA Recorded Simultaneously herewith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Jennifer R. Pierce**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Andre Crenshaw**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Andre Crenshaw,** the bargainor(s), by the said **Jennifer R. Pierce,** as Attorney-in-Fact. – POA Recorded Simultaneously Herewith

20110506-0035177

WITNESS my hand and seal, this 28th day of April, 2011.

NOTARY PUBLIC My Commission Expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY