This space for Register's Office:

PREPARED BY (~~AND RETURN TO~~)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

BILL GARRETT, Davidson County
Trans:T20110046941 DEEDWARR
Recvd: 08/02/11 12:41 2 pgs
Fees:13.00 Taxes:588.30
20110802-0059291

ADDRESS NEW OWNER:
Sabry B. Iskandar & Eiman A. Barsoum
2180 Forge Ridge Circle
Nashville, TN 37217

SEND TAX BILLS TO:
U.S. Bank, N.A.
3180 Rider Trail South
Earth City, MO 63045

Map & Parcel No. 135.06-0A-28.00 CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Kervoicer D. Tate, unmarried,** hereinafter called the **Grantors**, do hereby convey unto **Sabry B. Iskandar and Eiman A. Barsoum, husband and wife,** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Rutherford County, State of Tennessee, and legally described as:

Being Lot No. 28 on the Plan of Resubdivision of Lot 1, Forge Ridge, Franklin Limestone Road, of record in Plat Book 9700, Page 295 and 296 and corrected by Instrument of Correction of record in Book 10316, Page 880, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kervoicer D. Tate, unmarried by Warranty Deed of record in Instrument No. 20001128-0116606, Register's Office for Davidson County, Tennessee.

Subject to Restrictions and By-laws of record in Book 10284, Page 937 and Book 10284, Page 958, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 2180 Forge Ridge Circle, Nashville, TN 37217

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 21st day of July, 2011.

Kerviocer D. Tate

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Kervoicer D. Tate known to me to be the person whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that he executed the same for the purposes and consideration therein expressed, and acknowledged the same to be his free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 21st day of July, 2011.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

My Commission Expires: 6/18/12

STATE OF Tennessee
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $159,000.00.

SABRY B. Iskandar
Affiant

Sworn and subscribed before me on July 21, 2011.

Notary Public

My Commission Expires: 10.16.11

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow
Cool Springs Office
1896 General George Patton Drive
Franklin,TN 37067