Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Name and Address of New Owner:
Hany Youseif
324 Birchclay Pt N.
Antioch, TN 37013

From Information Furnished By
The Parties

Map/Parcel 164-08-0C-65.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **AMNON SHREIBMAN, TRUSTEE**, has this day bargained and sold and does hereby transfer and convey unto **HANY YOUSEIF AND NANCY EYRIAN, HUSBAND AND WIFE**, their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Lot No. 104, Final Plat, Section Two, Hamilton Chase "Cluster Lot Subdivison", according to plat and survey appearing of record in Instrument Number 20060807-0096557, and corrected by Surveyor's Certificate of Correction in Instrument Number 20070723-0087046, 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 a portion of the same property conveyed to Amnon Shreibman, Trustee, by deed from Avenue Bank, dated December 29, 2010, appearing of record in Instrument Number 20110103-0000467, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20050728-0087946, and amended in Instrument Number 20051031-0131315; Road Agreement and Sewer Easements of record in Instrument Number 2004 0416-0043248; By-Laws of record in Instrument Number 20050728-0087946; Storm Water Detention Agreement of record in Instrument Number 20040102-0000420; Charter for the Hamilton Chase Homeowners Association of record in Instrument Number 20060914-0113689; and to any and all matters shown on said plan of record in Instrument Number 20060807-0096557, and corrected by Surveyor's Certificate of Correction in Instrument Number 20070723-0087046; all of said Register's Office.

BILL GARRETT, Davidson County
Trans:T20110082553 DEEDWARR
Recvd: 12/29/11 15:08 3 pgs
Fees:18.00 Taxes:566.10
20111229-0101940

Return To:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **HANY YOUSEIF AND NANCY EYRIAN, HUSBAND AND WIFE**, their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2011 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21st day of December, 2011.

Amnon Shreibman Trustee
by Imogene W. Bolin, Atty in Fact

Amnon Shreibman, Trustee
By: Imogene Bolin, Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public within and for said County and State aforesaid, the with named **IMOGENE BOLIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained; and the said **IMOGENE BOLIN**, to me known to be the person who executed the same as the free act and deed of the said **AMNON SHREIBMAN TRUSTEE**, and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said **AMNON SHREIBMAN TRUSTEE**, and appearing of record in Record Book ~~1034~~, page ~~2532~~**, in the Register's Office of Rutherford County, Tennessee.. 2088 703

WITNESS MY HAND AND OFFICIAL SEAL in Smyrna, Tennessee, this the 21st day of December, 2011.

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Jane E Rabideau
NOTARY PUBLIC
My Commission Expires: 10/22/2012

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $153,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Hany Youssef
AFFIANT

SWORN to and subscribed before me,
this the 21st day of December, 2011.

NOTARY PUBLIC
My Commission Expires: 12-03-13

THOMAS SMITH
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON CO

****Said Power-of-Attorney also recorded in Instrument Number _____, of record in Davidson County, Tennessee.**