BILL GARRETT, Davidson County
Trans:T20120001857 DEEDWARR
Recvd: 01/09/12 12:14 2 pgs
Fees:13.00 Taxes:703.00
20120109-0002158

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW111033

Send Tax Bills To:
Kirk Michaelis
9055 Rigden Mill Road
Nashville, TN 37211

New Owner is:
Kirk Michaelis
9055 Rigden Mill
Nashville, TN 37211

MAP: 173-09-0A

PARCEL: 568.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Adam P. Mostafa and wife, Valerie Y. Sauvé**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kirk Michaelis and wife, Tammy Michaelis**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **9055 Rigden Mill Road Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 542 as shown on the Plan of Section One, Phase Eight, Lenox Village, of record in Instrument Number 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

BEING the same property conveyed to Adam P. Mostafa by Quitclaim Deed from Valerie Y. Sauvé dated 4/5/11 and recorded 4/14/11 in Instrument Number 20110414-0028842; and the same property previously conveyed to Adam Mostafa and wife, Valerie Mostafa by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated 8/16/07 and recorded 9/25/07 in Instrument Number 20070925-0114367, Register's Office for Davidson County, Tennessee.

A.P.M. VYS
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3rd day of January, 2012.

GRANTOR(S):

ADAM P. MOSTAFA

VALERIE Y. SAUVE

ACKNOWLEDGEMENT

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Adam P. Mostafa and Valerie Y. Sauvé** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3rd day of January, 2012.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$190,000.00**.

AFFIANT

SWORN TO and subscribed before me this 3rd day of January, 2012.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires: