GSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20120022873 DEEDWARR
Recvd: 03/29/12 12:43 2 pgs
Fees:13.00 Taxes:1546.60
20120329-0026770

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Jennifer S. Ghanem, Esq. **Keller Turner Ruth Andrews Ghanem & Heller, PLLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $418,000.00 Affiant Subscribed and sworn to before me, this28th day of March, 2012. Notary Public My Commission Expires: 9-22-2015

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicholas & Jessamyn Reiter	SunTrust Mortgage, Inc.	Tax Parcel ID No.
1408 Burton Valley Road	1001 Semmes Ave., RVW-5093	131-10-0-048.00
Nashville, TN 37215	Richmond, VA 23224	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Ziady and wife, Kerry Ziady,** formerly known as **Kerry A. Hansen,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Nicholas Reiter and wife, Jessamyn Reiter** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Section Two, First Addition, Seven Hills, of record in Plat Book 2663, page 51, 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 KERRY A. HANSEN, by deed from ELIZABETH C. CAPPS, of record as Instrument No. 20040225-0021299, dated February 13, 2004, said Register's Office. The said Kerry A. Hansen has since married and is now known as Kerry Ziady.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

This is improved property located at 1408 Burton Valley Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themself, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of March, 2012.

Kerry Ziady

Paul Ziady

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Paul Ziady and Kerry Ziady, formerly known as Kerry Hansen, the grantors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of March, 2012.

Notary Public
My Commission Expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014