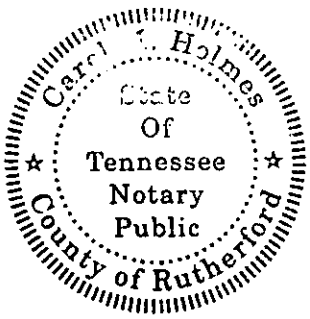
WARRANTY DEED

RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-1116



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: June 03, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maged Hanna	U.S. Bank National Association	149120B02500CO
(NAME)	(NAME)	
1501 Overcreek Drive	9321 Olive Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	St. Louis, MO 63132	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120028482 DEEDWARR
Recvd: 04/19/12 09:28 2 pgs
Fees:13.00 Taxes:340.40
20120419-0033418

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Erika Zambrano**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Maged Hanna, a married man**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 39, on the plan of Forest Cove, Phase 1, of record in Plat Book 9700, Pages 754-755, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Erika Zambrano by Deed from George Greene, Jr. and Sherri T. Greene, dated 11/18/2005 and filed for record on 08/18/2006 in Instrument 200608180102239, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Plat Book 9700, Page 731, Plat Book 9700, Pages 754-755; 2. Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11149, Page 641, as amended of record in Book 11313, Page 436; 3. Easement of record in Book 437, Page 21; 4. Right of Way Agreement of record in Book 2244, Page 13; 5. Order of record in Book 3852, Page 675; 6. Right of Way Easement of record in Book 4607, Page 484; 7. Agreement for Dedication of Easement for Sanitary Sewers And/ or Storm Drainage of record in Book 7181, Page 183; 8. Grant of Transmission Line Structure Easement of record in Book 7269, Page 389; 9. Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 7582, Page 193; 10. Storm Water Detention Agreement of record in Book 11540, Page 798; 11. Charter of record in Book 11595, Page 877; 12. Quitclaim Deed to The Homeowner's Association of record in Book 11629, Page 904, said Register's Office.

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.

unimproved ☐

This is improved ☑ property, known as 1501 Overcreek Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and/or assigns, against the lawful claims of all persons whomsoever. 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 my hand this 17th day of April, 2012.

Erika Zambrano

Erika Zambrano

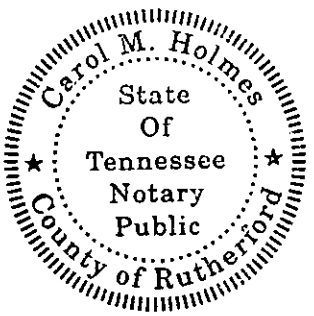
State of Tennessee
County of Rutherford

Personally appeared before me Erika Zambrano, 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 for purposes therein contained.

WITNESS my hand and seal this 17th day of April, 2012.

Carol M Holmes

Notary Public Carol M. Holmes
My Commission Expires: June 03, 2012



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