# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/12 09:07 2 pgs
Fees:13.00 Taxes:369.63
**20120420-0033813**

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$99,900.00.**

Charles S. Rawls
Affiant

Subscribed and sworn to before me this 16th day of April, 2012.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Charles S. Rawls | Regions Bank d/b/a Regions Mortgage | 120-02-0-33.00 |
| 1305 Kermit Drive | 2050 Parkway Office Circle | |
| Nashville, TN 37217 | Birmingham, AL 35244 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mike Mekhail and Daniel Michael**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles S. Rawls, unmarried** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being lot Number 220 on the plan of Miro Meadows, of record in Plat Book 1424, page 94 and 95, and amended in Book 5069, page 338, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Mike Mekhail and Daniel Michael by Special Warranty Deed from CitiMortgage dated November 15, 2011 of record in Instrument Number 20111128-0092100, Register's Office for Davidson County, Tennessee. .**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 120-02-0-033.00, which are not due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1424, page 94-95 and Book 5069, page 338, Register's Office Davidson County, Tennessee.
- This property has never been used as the Grantors residence, personal or otherwise.

This is improved property known as: **1305 Kermit Drive, Nashville, TN 37217**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this April 16, 2012.

**Mike Mekhail**

**Daniel Michael**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mike Mekhail and Daniel Michael** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 16, 2012

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY