Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120040715 DEEDWARR
Recvd: 06/04/12 10:28 2 pgs
Fees:13.00 Taxes:777.00
20120604-0048181

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2012.

NOTARY PUBLIC AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zouhair Elmaliki	Fifth Third Mortgage	06402008600
(NAME)	(NAME)	
432 Rolling Mill Road	5050 Kinsley Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-2147	Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Julee Elizabeth Stone Hicks and John M. Stone Jr.**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Zouhair Elmaliki and Sara Jane Saliba, husband and wife,** hereinafter called the GRANTEE(S), their 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 Lot No. 226 on the Plan of Brandywine Farms, Section 12, of record in Book 4660, Page 51, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 226 fronts 125 feet on the southerly side of Rolling Mill Road and runs back between lines measuring 358.22 feet on its westerly line and 352.45 feet on its easterly line to a line in its rear measuring 142.90 feet thereon.

Being the same property conveyed to John M. Stone and wife, M. Joyce Stone by Deed from Raymond A. Feher and wife, Joyce M. Feher, dated and filed for record on 03/01/1978 in Book 5257, Page 725, Register's Office for Davidson County, Tennessee. The said John M Stone having died on 12/31/2006 leaving M. Joyce Stone as surviving tenant by the entirety and further conveyed to M. Joyce Stone by Deed , dated 12/29/2009 and filed for record on 01/08/2010 in Instrument 201001080001890, Register's Office for Davidson County, Tennessee. The said M. Joyce Stone having since died on 04/25/2011 leaving Julee Elizabeth Stone Hicks and John M. Stone, Jr. as sole heir(s) at law as evidenced by Affidavit of Heirship filed of record in Instrument 20110603-0042426, Register's Office for said County.

County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.
All matters as set forth per Plat of record in Plat Book 4660, Page 51, Register's Office for Davidson County, Tennessee.
Restrictive Covenants as contained in instrument of record in Book 3816, Page 544, and in Book 4728, Page 568, Register's Office for Davidson County, Tennessee.

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 432 Rolling Mill Road, Old Hickory, TN 37138-2147
(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), their 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), their 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 our hands this 31st day of May, 2012.

Julee Elizabeth Stone Hicks

Julee Elizabeth Stone Hicks

John M. Stone Jr.

State of Tennessee
County of Wilson

Personally appeared before me Julee Elizabeth Stone Hicks and John M. Stone Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122