WARRANTY DEED

File #12032770

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Beshoy Ghabious
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2012.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beshoy Ghabious Enas Ghabious	US Bank, National Association	16301002200
(NAME) 4208 Kevinwood Court	(NAME) 3180 Rider Trail	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Charlie W. Bailey and Wife, Courtney Bailey fka Courtney E. Greenfield,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beshoy Ghabious and Enas Ghabious, Husband and Wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 23, on the plan of Hickory Highland Place - Phase 2, as the same appears of record in Plat Book 9700, Page 681, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Courtney E. Greenfield, unmarried and Charlie W. Bailey, unmarried, joint tenants with right of suvivorship, by deed from Jerry Butler Builders, LLC, dated 7/02/2001, of record in Instrument No. 20010706-0072330, said Register's Office. **The said Courtney E. Greenfield having since married Charlie W. Bailey, and is now known as Courtney Bailey.**

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 9700, Page 681, said Register's Office.; Easement to Metro Sewer/Water, as of record in Book 7597, Page 679, and in Book 8287, Page 97, said Register's Office.; 30 ft Drainage Easement running through Middle of said Lot according to Plat.; Subject to all matters of record in Boundary Plat 6900, Pages 561 & 562, said Register's Office.; Declaration of Covenants, as of record in Book 10421, Page 239, Book 11103, Page 990, amended in Book 11667, Page 310, said Register's Office.

unimproved ☐
This is improved ☒ **property, known as** **4208 Kevinwood Court, Antioch,TN,37013**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20120041367 DEEDWARR
Recvd: 06/05/12 14:08 2 pgs
Fees:13.00 Taxes:277.50
20120605-0049011

Witness our hands this 30th day of May, 2012.

Charlie W. Bailey

Courtney Bailey fka Courtney E. Greenfield

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Charlie W. Bailey and Courtney Bailey fka Courtney E. Greenfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 30th day of May, 2012.

Commission expires:

8/16/14

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130