WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER IS GREATER,~~ FOR THIS TRANSFER IS ~~$150,000.00~~

~~Affiant~~

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-8-13

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Efat Mankarious and Amira Tosa	US Bank National Association	135-10-0-0157.00
(NAME)	(NAME)	
2861 Evergreen Ridge Point	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	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, WE, Benjamin J. Aschauer and wife, Rachel N. Aschauer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Efat Mankarious and Amira Tosa, 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:

LAND in Davidson County, Tennessee, being all of Lot No. 133, Final Plat, Section Six, Ransom Park, as shown by plat and survey of record in Instrument No. 20041118-0138645, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Benjamin J. Aschauer and spouse, Rachel N. Aschauer, by deed of record in Instrument Number 20070305-0026784 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Ransom Park of record in Instrument No. 20041118-0138645, Register's Office for Davidson County, Tennessee. Subject to all matters shown on plat of record in Instrument No. 20041118-0138645; all matters contained in Declaration of Use Restrictions of record in Instrument No. 20000725-0073496; all matters contained in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20011010-0110579; and Charter in Instrument No. 20081210-0119250, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2861 Evergreen Ridge Point, 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 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:T20120059176 DEEDWARR
Recvd: 08/09/12 11:02 2 pgs
Fees:13.00 Taxes:555.00
20120809-0071112

Witness our hands this 8th day of August, 2012.

Benjamin J. Aschauer

Rachel N. Aschauer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin J. Aschauer and spouse, Rachel N. Aschauer, with whom I am personally acquainted or proved to me on 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 Franklin, Tennessee this 8th day of August, 2012.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Tahira J. Pyszka Notary Public