Perrone & Young
109 Westpark Drive, Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120074372 DEEDWARR
Recvd: 10/02/12 12:19 2 pgs
Fees:13.00 Taxes:517.96
20121002-0089730

State of Tennessee
County of Davidson County, Tennessee

The actual consideration or value, whichever is greater, for this transfer is **$139,990.00.**

EHAB GAWERGY
Affiant

Subscribed and sworn to before me, this the 28th day of September, 2012.

Notary Public

My commission expires: 11-3-2015
(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Suite 330 Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Ehab Gawergy** | **US Bank, NA** | **149040A03000CO** |
| **717 Griggs Place** | **3180 Rider Trail South** | |
| **Nashville, TN 37217** | **Earth City, MO 63045** | |

FOR AND IN 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 ACKNOWLEDGE, WE,
**Townview Homes, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Ehab Gawergy and Suzan Benyamean, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson County, Tennessee COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot Nos. 30, on the Plan of Town View, of record in Instrument No. 20080320-0028273, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.**

**Being part of the same property conveyed to Townview Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from RIBO, LLC, a Tennessee limited liability company, dated May 3, 2012, of record in Instrument No. 20120507-0039052, said Register's Office.**

**And further being part of the same property conveyed to RIBO, LLC, a Tennessee limited liability company, by Deed from Murfreesboro Edge-O-Lake, LLC, a Tennessee limited liability company, dated October 26, 2009, of record in Instrument No. 20091103-0101474, said Register's Office.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, AND EASEMENTS OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **717 Griggs Place, Nashville, TN 37217**.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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.

Witness my/our hand(s) this 28th day of September, 2012.

**Townview Homes, LLC**
By: Gregory S. Perrone, Attorney
Attorney in Fact for Angela Marshall,
Chief Member of Townview Homes, LLC

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gregory S. Perrone, Attorney, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Angela Marshall, Chief Member of Townview Homes, LLC, a Tennessee limited liability company, the within named bargainor(s), and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Angela Marshall by the said Gregory S. Perrone, Attorney, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 28th day of September, 2012.

Notary Public

My Commission Expires: 11-3-2015

