BILL GARRETT, Davidson County
Trans:T20120077534 DEEDWARR
Recvd: 10/11/12 15:54 2 pgs
Fees:13.00 Taxes:148.00
20121011-0093426

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Girgis Tadrous
209 Brooksboro Terrace
Nashville, TN 37217

SEND TAX BILL TO:
Owner

TAX ID 173-9-B-154.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Greystone Properties, LLC, A Tennessee Limited Liability Company,** has this day bargained and sold, and does hereby transfer and convey unto **Girgis Tadrous and wife, Nancy Habib,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Phase 3, Section 2, Barnes Cove, of record in Instrument 200602280023165, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Greystone Properties, LLC, A Tennessee Limited Liability Company by deed from Paul E. Johnson, Jeffrey P. Johnson, Lori J. Kelley, as to a one-fourth undivided interest each, and Buford W. Carter and wife, Stacy J. Carter, as to a one-fourth undivided interest of record in Instrument 20010404-0033132, Register's Office for Davidson County, Tennessee, dated April 2, 2004.

This is unimproved property known as Lot 255, Bowater Lane, Antioch, TN 37013

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20060228-0023165, and restrictions in Instrument No. 20021217-0155806 and Instrument No. 20040429-0048624

and Rider in Instrument No. 20110720-0055565, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 27th day of September, 2012.

Greystone Properties LLC

By: _____
Larry J. Hasty, Operations Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Larry J. Hasty**with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the **Operations Manager** of **Greystone Properties, LLC a Tennessee limited liability company**, and that as such **Operations Manager** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

WITNESS my hand and official seals at office this 27th day of September, 2012.

_____
NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09/30/2013

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $40,000.00.

_____
AFFIANT

Subscribed and sworn to before me this the 27th day of September, 2012.

_____
NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09/30/2013