Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 14th day of December, 2012.

Notary Public
My commission expires: April 29, 2016

AUDREY D. OWENS
Notary Public - Arizona
Maricopa County
My Commission Expires
April 29, 2016

02-1210-48148

Address of New Owner:	Send Tax Bills to:	Tax Information
Emad Mitry 102.00CO 7273 Autumn Crossing Way Brentwood TN 37027	First National Bank Of Mcminnville 1608 Williams Dr #301 Murfreesboro, TN 37129	181-10-0-A-

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lawrence R. Sebben and wife Betty J. Sebben, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Emad Mitry, hereinafter called the Grantees, their successors 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 Lot No. 359, on the Plan of Phase Three, Autumn Oaks Subdivision, of record in Instrument No. 20031029-0159380, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lawrence R. Sebben and Betty J. Sebben, husband and wife by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated May 19, 2005, recorded May 24, 2005, of record in Instrument No. 20050524-0058312, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7273 Autumn Crossing Way, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 12/21/12 14:30 3 pgs
Fees:18.00 Taxes:795.50
20121221-0118006

WITNESS my hand this 14th day of December, 2012.

Lawrence R. Sebben

Betty J. Sebben, by Lawrence R. Sebben, Attorney-in-Fact

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lawrence R. Sebben, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Chandler, AZ, this 14th day of December, 2012.

Audrey D. Owens
Notary Public

My Commission expires April 29, 2016

AUDREY D. OWENS
Notary Public - Arizona
Maricopa County
My Commission Expires
April 29, 2016

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~WILLIAMSON~~ Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lawrence R. Sebben, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Betty J. Sebben, and that he is authorized by Betty J. Sebben to execute this instrument on her behalf.

POA recorded simultaneously herewith.

Witness my hand and official seal at Chandler, AZ, this 14th day of December, 2012.

Audrey D. Owens
Notary Public

My commission expires: April 29, 2016

AUDREY D. OWENS
Notary Public - Arizona
Maricopa County
My Commission Expires
April 29, 2016

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE