(8)

BILL GARRETT, Davidson County
Trans:T20130001601 DEEDWARR
Recvd: 01/07/13 13:49 2 pgs
Fees:13.00 Taxes:530.95
20130107-0001974

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW12946

Send Tax Bills To:
U.S. Bank N.A.
4801 Frederica Street
Owensboro, KY 42301

New Owner is:
Raafat Rateeb
2401 N Grafton Court
Nashville, TN 37217

MAP: 135-10-0C

PARCEL: 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Victoria Bob, unmarried** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Raafat Rateeb and Sherin Farag, husband and wife** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As:: **2401 N Grafton Court, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 15 on the Final Plat of Ransom Park, Section One, of record in Instrument Number 20011023-0115381, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Victoria Bob by Warranty Deed from Fischer & Ford Group, LLC, dated 6/10/05 and recorded 6/17/05 in Instrument Number 20050617-0069805, Register's Office for Davidson County, Tennessee.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this Deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than $172,200.00 for a perios of 90 days from the date of this Deed. These restrictions shall run with the land and are not personal to the Grantee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of December, 2012.

GRANTOR(S):

Victoria Bob By Brenda Wilson Lowery Her Attorney in Fact

VICTORIA BOB BY BRENDA WILSON LOWERY HER ATTORNEY IN FACT

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Brenda Wilson Lowery**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Victoria Bob,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20130107000197 3, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 28th day of December, 2012.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$143,500.00**.

Coreen Newcomb
AFFIANT

SWORN TO and subscribed before me this 28th day of December, 2012.

M. KEHEW STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 09-24-2013

NOTARY PUBLIC
My commission expires: