WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00 Ashley Salisbury Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of March, 2013 Leonnie J. Buchanan Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130018501 DEEDWARR
Recvd: 03/06/13 14:32 2 pgs
Fees:13.00 Taxes:562.40
20130306-0022492

LEONNIE J BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Yoanas T. Megala and Moreen M. Saad	Branch Banking & Trust Company	163070A13500CO
(NAME)	(NAME)	
1847 Wild Oaks Court	223 West Nash Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Wilson, NC, 27893	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Ridgeview Properties, LLC, a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yoanas T. Megala, an unmarried person and Moreen M. Saad, an unmarried person**, 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 Lot No. 135 on the Final Plat of Ridgeview UDO, Phase One, of record in Instrument No. 20080603-0056596, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Ridgeview Properties, LLC by deed from PNB Holding Co. 2, Inc. dated October 12, 2012 of record in Instrument No. 20121025-0097965, Register's Office of Davidson County, Tennessee. Previously being a portion of the same property conveyed to PNB Holding Co. 2, Inc. by deed from Pinnacle National Bank dated December 27, 2011 of record in Instrument No. 20111228-0101445, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Pinnacle National Bank by deed from James C. Cotey, Successor Trustee dated August 30, 2011 of record in Instrument No. 20110830-0067109, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1847 Wild Oaks Court, Antioch, TN 37013

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, has 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.

Witness our hands this **4th** day of **March, 2013**

Ridgeview Properties, LLC, by Dave Leckrone, Asst. Chief Mgr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dave Leckrone with whom I am personally acquainted and who upon his oath acknowledged himself to be the Assistant Chief Manager of Ridgeview Properties, LLC, the within named bargainor, and that he as such Assistant Chief Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th DAY OF March, 2013

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-12-2016

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

2672