

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 134,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2013.

Notary Public

My commission expires: 07/08/13

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

BILL GARRETT, Davidson County
Trans:T20130026074 DEEDWARR
Recvd: 04/01/13 15:15 2 pgs
Fees:13.00 Taxes:495.80

20130401-0031803

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARK A MINELLI EMILY S MINELLI	New owner	07211032500
1506 LITTON AVE		
NASHVILLE, TN 37216		

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,

MINA GUIRGUIS, MARRIED

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

MARK A MINELLI and EMILY S MINELLI, HUSBAND AND WIFE

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:

Described property located in Davidson County, Tennessee to wit:

Lot Number 12 on the Plan of Hal Harding Land, of record in Plat Book 843, Page 47, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO MINA GUIRGUIS, MARRIED BY CASH DEED FOR TENNESSEE FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED 06/07/12 AND RECORDED ON 07/03/12 IN INSTRUMENT NO. *20120703-0058353, SAID REGISTER'S OFFICE FOR SAID COUNTY. *20120703-0058353

ALSO BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT BY SUBSTITUTE'S TRUSTEE DEED FROM SHAPIRO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE DATED 05/18/09 AND RECORDED ON 03/29/12 IN INSTRUMENT NO. *20120329-0026599, SAID REGISTER'S OFFICE FOR SAID COUNTY. SZILVIA PATKOS HEREBY JOINS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

POWER OF ATTORNEY AUTHORIZING GEORGE GUIRGUIS AS POWER OF ATTORNEY FOR MINA GUIRGUIS OF RECORD IN INSTRUMENT NO. 20130401-0031801, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

*20120329-0026599

POWER OF ATTORNEY AUTHORIZING GEORGE GUIRGUIS AS POWER OF ATTORNEY FOR SZILVIA PATKS OF RECORD IN INSTRUMENT NO. 20130401-0031802, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 1506 LITTON AVE, NASHVILLE, TN 37216.

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, 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 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 my/our hand(s) this 28th day of March, 2013.

Mina Guirguis by George Guirguis his attorney in fact
MINA GUIRGUIS
BY: GEORGE GUIRGUIS
HIS ATTORNEY IN FACT

Szilvia patkos by George Guirguis her attorney in Fact
SZILVIA PATKOS
BY: GEORGE GUIRGUIS
HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, GEORGE GUIRGUIS AS ATTORNEY IN FACT FOR MINA GUIRGUIS AND SZILVIA PATKOS, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2013.

Notary Public

My Commission Expires:_____

DAVID R.A. ROETGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON