PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52506
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/16/13 10:00 3 pgs
Fees:18.00 Taxes:721.13
20130516-0049309

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dana S. Ayres **205 Spring Ridge Ct.** **Nashville, Tennessee 37221**	**Same**

TAX MAP-PARCEL NUMBERS: 142130C16600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$194,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned George **Khoury, as surviving tenant by the entireties, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dana S.Ayres**hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 9225, together with the carport designated 9225C, of River Plantation, Section XI Phase 5, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Doc No. 20000918-0092190, Register's Office for said County, to which source reference is made for more complete details o description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mary Khoury and husband, George Khoury, by Warranty Deed from Janet Kay Carell dated July 26, 2004 and recorded on July 28, 2004, of record in Doc. No. 20040728-0090474, re-recorded in 20060809-0097792 Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 18, 2006, recorded August 24, 2006, of record in Doc. No. 20060824-0104709, subject property was conveyed to George Khoury and wife, Mary Khoury. Mary K. Khoury has since died.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20000918-0092190, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 10628, page 661, Book 7389, page 924, Doc. NO. 20010131-0009315, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 9225 Sawyer Brown Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this **15th day of May, 2013**.

George Khoury

State of TENNESSEE
County of DAVIDSON

On this 15th day of May, 2013 , before me the undersigned authority, personally appeared **George Khoury**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $194,900.00

Affiant

Sworn and subscribed before me this the 15th day of May, 2013

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary Public

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 10/20/2013

