Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $62,000.00

Girgis Youssef
Affiant

Subscribed and sworn to before me, this 17th day of May, 2013.

Notary Public
My commission expires: 12/27/15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

04-1305-54706

Address of New Owner:	Send Tax Bills to:	Tax Information
Girgis Youssef	Fifth Third Mortgage Company	150-07-0-245.00
3225 Anderson Road	5001 Kingsley Dr. MD:1MOCBQ	
Antioch TN 37013	Cincinnati, OH. 45227	

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, Shannon R. Slocum, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Girgis Youssef and Erini Ryad, husband and wife, 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. 11-A, on the Plan of Zone Lot Division, Lots 9, 10, and 11, Section 1, Lakeshore Woods, of record in Book 5200, Page 502, as amended in Book 5800, Page 315, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shannon R. Slocum, unmarried by deed from Gordon James Glasser and wife, Deanna L. Glasser, dated August 27, 1999, recorded September 2, 1999, of record in Book 11646, Page 458, 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 3225 Anderson Road, 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, 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.

BILL GARRETT, Davidson County
Trans:T20130042202 DEEDWARR
Recvd: 05/21/13 09:59 2 pgs
Fees:13.00 Taxes:229.40
20130521-0051044

WITNESS my hand this 17th day of May, 2013.

Shannon R. Slocum

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand in Smyrna, TN, this 17th day of May, 2013.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14

