WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 05/23/13 14:12 2 pgs
Fees:13.00 Taxes:224.31
20130523-0052393

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$60,625.00.**

Affiant

Subscribed and sworn to before me this 23rd day of May, 2013.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Suzan Samir Wahba Ghatas	New owner	136-1-B-61CO
3564 Seneca Forest Drive		
Nashville, TN 37217	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ericka M. Stewart, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Suzan Samir Wahba Ghatas**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 32A of Lot No. 32 together with a parking space on the Plan of Priest Lake Forest, Section 5, a revision of lots 21-32, 39 and 40 on the Condominium Site Plan of Lots 21-40, as of record in Plat Book 6250, page 49, amended in Book 9773, page 174, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ericka M. Stewart, unmarried from Gayle B. Clanton, unmarried by Warranty Deed on November 13, 1998, of record in Book 11208, Page 953, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6250, Page 49 and amended in Book 9773, Page 174, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in the Master Deed recorded in Book 5931, Page 645; Book 6145, Page 435; Book 6199, Page 270; Book 6145, Page 434; Book 5931, Page 677 and Book 6145, Page 433, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3564 Seneca Forest Drive #32A, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 21, 2013.

Ericka M. Stewart

Ericka M. Stewart

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ericka M. Stewart** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 21, 2013

My commission expires 8/19/14

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY