BILL GARRETT, Davidson County
Trans:T20130057593 DEEDWARR
Recvd: 07/05/13 15:55 2 pgs
Fees:13.00 Taxes:543.90
20130705-0070007

Send Tax Statements To:
Movement Mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA 23452

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Name and Address of New Owner:
Samia Younan
2936 Harbor Lights Drive
Nashville, TN 37217

From Information Furnished By

Map and Parcel 135-05-0A-15.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **RONALD S. DALY AND GEORGIA DALY, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **SAMIA YOUNAN AND NAGIUB BARSOUM, WIFE AND HUSBAND,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Being all of Lot No. 15, on the plan of Bayview Estates, Phase I, First Revision record in Plat Book 9700, page 920, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Ronald S. Daly and Georgia Daly, husband and wife, by deed from Fox Ridge Homes, Inc., dated December 22, 2000, appearing of record in Instrument Number 20010116-0004744, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictive Covenants contained in instrument of record in Book 10323, page 55, Book 10727, page 268, Book 11019, page 911, Book 11251, page 126 and in Book 11271, page 163; By-Laws of record in Book 10323, page 86; Landscape Agreement as set out in Book 10339, page 298; Easements of record in Book 3708, page 237, Book 7830, page 233, Book 10085, page 576 and Book 10339, page 233; Easement for BellSouth of record in Book 11762, page 271; Quitclaim Deed of Common Areas of record in Instrument Number 20000710-0068261; and to any and all matters shown on said plat and survey of record in Plat Book 9700, page 920; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **SAMIA YOUNAN AND NAGIUB BARSOUM, WIFE AND HUSBAND,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 24th day of June, 2013.

Ronald S. Daly

Georgia Daly

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Ronald S. Daly and Georgia Daly,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 24th day of June, 2013.

NOTARY PUBLIC
My Commission Expires: 11/19/2013

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $147,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 24th day of June, 2013.

JULIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 5-24-17