THIS INSTRUMENT PREPARED BY:
Nikita George
Curphey & Badger Law
28100 US Hwy 19 North, Suite 300
Clearwater, FL 33761

Davidson County	DEEDWARR
Recvd: 07/10/13 12:08	4 pgs
Fees:23.00 Taxes:349.87	
20130710-0071308	

New Owner(s) Address and mail tax statements to:
David M. Abdou
2873 Evergreen Ridge Pt
Nashville, TN 37217

Property Tax ID#: 135-10-0C-160.00
File #: 867225

WARRANTY DEED

This instrument made and entered into on this the 24th day of June, 2013, by RIMON ABDOU, a single person, as Grantor, and DAVID M. ABDOU, a(m) single man, whose address is 2873 Evergreen Ridge Pt., Nashville, TN 37217, Grantees.

Witnesseth:

That for and in consideration of the sum of $94,559.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantee, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PARCEL ID: 135-10-0C-160.00
PROPERTY ADDRESS: 2873 Evergreen Ridge Pt., Nashville, TN 37217

To have and to hold unto the said Grantees, Grantees' successors and assigns, in fee simple forever.

And the said Grantor covenant with the Grantees, Grantor's successors and assigns, that Grantor are lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seals on this the date first above written.

Rimon Abdou
RIMON ABDOU

Witness

Printed Name

Witness

Printed Name

STATE OF TENNESSEE }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, By RIMON ABDOU, with whom I am personally acquainted, (or whose identities were proven to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free acts and deeds for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 24th day of June, 2013

Dotty Harper
Notary Public
My Commission Expires 10-18-15

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 94,559, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Rimon Abdou
Affiant

Subscribed and sworn to before me this the 24th day of June, 2013.

Dotty Harper
Notary Public
My Commission Expires: 10-18-15

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and Address of Property Owner:
Rimon Abdou
2873 Evergreen Ridge Pt
Nashville, TN 37217

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Rimon Abdou
2873 Evergreen Ridge Pt
Nashville, TN 37217

EXHIBIT "A"

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, BEING DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 136, RANSOM PARK, SECTION SIX, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO.20041118-0138645, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO NEW SOUTH FEDERAL SAVINGS BANK BY TRUSTEE'S DEED FROM BROOKS R. SMITH, TRUSTEE, RECORDED ON THE 12TH DAY OF AUGUST, 2009 IN INSTRUMENT NO.20090812-0075958, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO.20041118-0138645, RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20000725-0073496, 20011010-0110579; CHARTER FOR HOA INSTRUMENT NO.20081210-0119250; EASEMENT OF RECORD IN INSTRUMENT NO.20001213-0122751 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO RIMON ABDOU, A SINGLE PERSON BY DEED FROM NEW SOUTH FEDERAL SAVINGS BANK RECORDED 12/02/2009 IN DEED 20091202-0110184, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Sarah Gonzales, 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.

Sa
Signature

State of California

County of Los Angeles

Personally appeared before me, [~~Name of Notary~~] L. Aguilera, a notary public for this county and state, [~~name of person making certification~~] Sarah Gonzales who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/14/15

Notary' Seal (if on paper)

L. AGUILERA
COMM. #1928504
Notary Public - California
Ventura County
My Comm. Expires Mar 14, 2015