WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130061573 DEEDWARR
Recvd: 07/19/13 08:55 2 pgs
Fees:13.00 Taxes:832.50

20130719-0074715

G-FS-13-2025-211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rodney Len Moore	**Same as New Owner**	
(NAME)	(NAME)	**117110J21100CO**
300 Oakhill Drive		
(ADDRESS)	(ADDRESS)	
Carthage, MS 39051		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **REFAAT Y. ZAKHARY AND WIFE, SALWA A. ZAKHARY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RODNEY LEN MOORE AND WIFE, RHONDA MOORE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 211, TOGETHER WITH GARAGE UNIT NO. C-5, THE HILLMONT CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20040209-0015685, RE-RECORDED AT INSTRUMENT NO. 20040212-0017074, AMENDED AT INSTRUMENT NO. 20050404-0036415, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO REFAAT Y. ZAKHARY AND WIFE, SALWA A. ZAKHARY BY WARRANTY DEED FROM VIVIAN LEE, UNMARRIED, RECORDED ON THE 6TH DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070806-0093284, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20040209-0015685 AS RE-RECORDED IN INSTRUMENT NO. 20040212-0017074 AND AMENDED IN INSTRUMENT NO. 20050404-0036415 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **2025 Woodmont Blvd Apt. 211 Nashville, Tennessee 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this 15th day of July, 2013.

Refaat Y. Zakhary by John Gleaves,
Attorney in Fact

Salwa A. Zakhary by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of REFAAT Y. ZAKHARY AND SALWA A. ZAKHARY and who acknowledged he executed the same as the free act and deed of the said REFAAT Y. ZAKHARY AND SALWA A. ZAKHARY.

Witness my hand and official seal, this the 15th day of July, 2013.

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212