THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130072942 DEEDWARR
Recvd: 08/23/13 09:17 2 pgs
Fees:13.00 Taxes:518.00
20130823-0089001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***140,000.00.

Affiant

Subscribed and sworn to before me this 21st day of August, 2013.

Notary Public

My Commission Expires: My Commission Expires OCT 21, 2013

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Julie Malone 1304 General George Patton Road Nashville, Tennessee 37221	Franklin American Mortgage Company 501 Corporate Centre Drive Suite 400 Franklin, Tennessee 37067	MAP 142-09-0 E PARCEL 090.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Thousand and 00/100 Dollars ($***140,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Majdi Al-Kurdi and Debora Al-Kurdi, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Julie Malone, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 1304 with Carport designated No. 1304-C, (also known as No. C-90) on the Plan of Section Seven, Phase One, River Plantation, a Condominium Apartment, of record in Plat Book 5200, pages 705 and 706, and as in Book 6392, page 321, Register's Office for Davidson County, Tennessee, to which said Plan reference is made for a more complete and accurate legal description, thereof.

BEING the same property conveyed to Majdi Al-Kurdi and Debora Al-Kurdi, husband and wife, by Special Warranty Deed dated May 27, 2011, from Beneficial Tennessee, Inc. of record as Instrument No. 20110603-0042765 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1304 General George Patton Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Section Seven, Phase One, River Plantation, of record in Book 5200, pages 705 and 706, and Book 6392, page 321, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 21st day of August, 2013.

Majdi Al-Kurdi

Debora Al-Kurdi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Majdi Al-Kurdi and Debora Al-Kurdi, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of August, 2013.

Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

My Commission Expires: _____