THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00.

X William A Brown III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2013.

Lisa D. Turner
Notary Public

MY COMMISSION EXPIRES: 06-19-2006
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130085999 DEEDWARR
Recvd: 10/04/13 11:06 2 pgs
Fees:13.00 Taxes:295.63
20131004-0104479

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Brown, III	Ascend Federal Credit	MAP 060-13
P.O. Box 70390 ~~2693 Old Matthews Rd.~~	Union 520 Airpark Drive	PARCEL 193.00
Nashville, TN 37207	Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Aly Murad, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William A. Brown, III, unmarried** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Matthews Square of record in Plat Book 6250, Page 337, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aly Murad by Deed from John Burls, unmarried of record at Instrument No. 20101123-0093903, Register's Office for Davidson County, Tennessee, dated November 12, 2010 and recorded on November 23, 2010. This property has never been the residence of the Grantor and is not marital property

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2693 Old Matthews Rd., Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 27th day of September, 2013.

Aly Murad by Nabil Murad attorney in fact

Aly Murad by Nabil Murad, Attorney-in-Fact

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 **Nabil Murad, as attorney-in-fact,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the within instrument as attorney-in-fact on behalf of **Aly Murad**, as his Attorney in Fact, as the free act and deed of the within named **Aly Murad, by virtue of a Limited Power of Attorney appearing record as Instrument** 20131004-0104478 **, Register's Office for Davidson County, Tennessee.**.

Witness my hand and official seal this the 27th day of September, 2013.

My Commission expires March 07 2016

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129