BILL GARRETT, Davidson County
Trans:T20130093965 DEEDWARR
Recvd: 11/04/13 09:36 2 pgs
Fees:13.00 Taxes:277.50
20131104-0114045

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

TAREE L RUSSELL NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Subscribed and sworn to before me, this 30th day of October, 2013.

Notary Public
My commission expires: 1.24.17

04-1309-54864

Address of New Owner:	Send Tax Bills to:	Tax Information
NIR Homes, Inc.	Same as new owner	176-5-C / 8 CO
P.O. Box 177		176-5-C / 9 CO
LaVergne, TN 37086		176-5-C / 16 CO
		176-5-C / 17 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Salah A. Yossef, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NIR Homes, Inc., hereinafter called the Grantees, their successors 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 Nos. 8, 9, 16 & 17, on the Plan of Waterbrooke, of record in Instrument No. 20050914-0110516, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Salah A. Yossef by Deed from BBC Holdings, Inc., a Tennessee corporation, dated May 10, 2010 and recorded May 10th ~~28~~ 2010, of record in Instrument No. 20100519-0038564, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is ~~improved~~ unimproved property known as *4729, 4733 & 4744 4740 Rockland Trail, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of October, 2013.

Salah A. Yossef

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Salah A. Yossef, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 30th day of October, 2013.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD