Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140009761 DEEDWARR
Recvd: 02/11/14 10:35 2 pgs
Fees:13.00 Taxes:284.90
20140211-0011952

06-1310-75369

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $77,000.00.

Affiant

Subscribed and sworn to before me, this 5 day of February, 2014.

Notary Public
My commission expires: 8/23/16

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Magdy H. Moussa 706 Elissa Drive Nashville TN 37217	US Bank Home Mtg. 1001 Penn Ave. S, Ste A1 Richfield, MN 55423	107-05-0-125.00

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, **Phillip Michael Miller, Married and Pamela Kay Glenn, Married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Magdy H. Moussa and Mariam W. Ayad, husband and wife,** 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 No. 25, on the Plan of Bel-Air, Section One, of record in Book 2900, Page 28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip Michael Miller and Pamela Kay Glenn, subject to a Life Estate in Grace G. Miller by Quitclaim Deed from Harold Reeves, Trustee, dated March 8, 2000, recorded March 9, 2000, of record in Instrument No. 20000309-0024162, Register's Office for Davidson County, Tennessee. Grace G. Miller, who retained said life estate, having since died on March 2, 2013. Pamela Kay Glenn is also known as Pamela M. Glenn.

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.

The subject property is neither the principal residence of the Grantors nor any spouse or dependent.

This property is improved property known as 706 Elissa Drive, Nashville, TN 37217

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 5th day of February, 2014.

Phillip Michael Miller

Pamela K. Glenn by Phillip Michael Miller as Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 5th day of February, 2014, personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, Phillip Michael Miller, 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 individually and on behalf of Pamela Kay Glenn as her attorney-in-fact, pursuant to the Power of Attorney recorded in Instrument No. 20140211-0011951, Register's Office for Davidson County, Tennessee, and acknowledged that he executed the same both individually and as the free act and deed of Pamela Kay Glenn as her Attorney-In-Fact.

Notary Public
State of Tennessee at Large

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires 11-3-15