185,000.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/15/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-RR-14-6402

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mina Guirguis and Szilvia Patkos	NEW OWNER	
(NAME)	(NAME)	**129-08-0-092.00**
6402 Highway 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, I/we **S & P INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF LAURENCE M. PAPEL AND J. RONALD SCOTT,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MINA GUIRGUIS AND SZILVIA PATKOS** 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 the southerly 53 feet of Lot No. 5 and the northerly 47 feet of Lot No. 4 of Block "C" on the Revised Plan of Highlands of Belle Meade No. 2 of record in Plat Book 10797, Page 110, in the Register's Office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 100 feet on the westerly side of Highway No. 100 and run back between lines, 237 feet, more or less, on the northerly line of said part of Lot 5, and 230 feet, more or less, on the southerly line of said part of Lot 4, to a dead line, which is the easterly right of way line of N.C. & St. L. Railroad, measuring 100 feet, more or less, thereon.

Being the same property conveyed to S & P Investments, a Tennessee general partnership composed of Laurence M. Papel and J. Ronald Scott by Deed from Jimmy D. Ford, an unmarried person of record in Book 10797, page 110, Register's Office for Davidson County, Tennessee, dated February 17, 1998 recorded on February 17, 1998.

This conveyance is subject to:
- Taxes for the year 2014 prorated and assumed by grantees herein.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 18, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1360, Page 217 and Book 2196, page 180, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Dedication of Easement for sanitary sewer and/or storm drainage easement of record in Book 5321, Page 382, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6402 Highway 100, Nashville, Tennessee 37205**.

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.

BILL GARRETT, Davidson County
Trans: T20140021428 DEEDWARR
Recvd: 03/31/14 14:43 2 pgs
Fees: 13.00 Taxes: 573.50

20140331-0026409

Witness my/our hand(s) this the 20th DAY OF MARCH, 2014.

S & P Investments, a Tennessee General Partnership

Laurence M. Papel, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laurence M. Papel, signing for S & P Investments, a Tennessee general partnership composed of Laurence M. Papel and J. Ronald Scott, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of S & P Investments, a Tennessee General Partnership composed of Laurence M. Papel and J. Ronald Scott, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of March, 2014.

Notary Public

DEIRDRIU COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
5-5-15

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212