258708
Box 14

BILL GARRETT, Davidson County
Trans:T20140026461 DEEDWARR
Recvd: 04/21/14 09:08 2 pgs
Fees:13.00 Taxes:573.50
20140421-0032634

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of April, 2014, by and between **Fady Rezk,** unmarried, party of the first part, and Ronald S Carson Jr, unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Glencliff Estates, Section 2, as of record in Book 1130, Page 77 & 78, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Northwesterly margin of Greymont Drive, at the corner of Lots Nos. 52 and 53, thence with the line between said two lots, Northwestwardly 392.7 feet, thence Westwardly 124 feet to the Northeast corner of Lot No. 25; thence with the Easterly line of said Lot No.25, Southwardly 84.5 feet to the corner of Lots No's 53 and 54, thence with the line between said two lots Southeastwardly 407.3 feet to the Northeastwardly 100 feet to the beginning.

Being all or part of the same property conveyed to Fady Rezk by virtue of that certain Special Warranty Deed dated July 8, 2009, at Instrument No. 20090903-0083142 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Fady Rezk

Fady Rezk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Fady Rezk** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of April, 2014.

Notary Public

My Commission Expires: _____

A. R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Property Owner & Address:	Ronald S Carson Jr 707 Greymont Drive Nashville, TN 37217
Tax Parcel No	11908002400
Property Address:	707 Greymont Drive Nashville, TN 37217
MAIL TAX BILLS TO:	Peoples Home Equity, Inc 705 Gate Lane, #202 **Knoxville, TN 37909**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $155,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of April, 2014.

Notary Public

My Commission Expires: 4/14/14