WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030208 DEEDWARR
Recvd: 05/02/14 10:31 2 pgs
Fees:13.00 Taxes:495.80
20140502-0037245

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $134,000.00.

Affiant

Subscribed and sworn to before me this 25th day of April, 2014.

Notary Public
My Commission expires: SEP 20 2016
(Affix Seal)

KRISTEN M. TRAINI
Notary Public
At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Roumany S. Saleh	US Bank National Association	135-10-0C-053.00CO
1812 Olive Circle	3180 Rider Trail	
Nashville, TN 37217	Earth City, MO 63045	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John Gates and wife, Carolyn B. Gates**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Roumany S. Saleh, a married man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being all of Lot No. 48 on the Plan of Ransom Park, Section Three, as of record in Instrument Number 20030718-0101335, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Gates and wife, Carolyn B. Gates from General Construction Company, Inc., a Tennessee Corporation, by Linda Layne, Secretary/Treasurer by Warranty Deed on May 19, 2004, of record in Instrument Number 20040527-0062570, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20030718-0101335, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20000725-0073496 and 20011010-0110579, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20010206-0011474, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 2649, Page 593; Book 2905, Page 509 and Book 1237, Page 111, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1812 Olive Circle, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 25, 2014.

John B. Gates

Carolyn B. Gates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Gates and Carolyn B. Gates** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 25, 2014

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066