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

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

BILL GARRETT, Davidson County
Trans:T20140036695 DEEDWARR
Recvd: 05/27/14 11:48 2 pgs
Fees:13.00 Taxes:377.40
20140527-0045245

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $102,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2014.

Notary Public
My commission expires: SEP 2 0 2016

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

06-1404-75600

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Amir Samaan 913 Rexdale Drive Nashville TN 37217	NEW OWNER	107-09-0-091.00

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, Vonnie Faye Degges, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Amir Z Seif Samaan, a married man, 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. 81, on the Plan of Patricia Heights, Section I, of record in Book 2331, Pages 130 and 131, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ira Donald Degges and wife, Vonnie Faye Degges by deed from Charles Gilbert, Trustee with full power, dated April 30, 1987, recorded May 8, 1987, of record in Book 7230, Page 467, Register's Office for Davidson County, Tennessee. The said Ira Donald Degges having since died.

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 property known as 913 Rexdale 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 22 day of May, 2014.

Vonnie Faye Degges by Paul Donald Degges as Attorney-in-Fact

Vonnie Faye Degges, by Paul
Donald Degges as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, PAUL DONALD DEGGES, 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 on behalf OF VONNIE FAYE DEGGES as her attorney-in-fact, pursuant to the Power of Attorney recorded in Instrument No. 20120131-0008685, Register's Office for Davidson County, Tennessee, and acknowledged that he executed the same as the free act and deed of Vonnie Faye Degges as her Attorney-In-Fact.

Witness my hand this 22 day of May, 2014.

Tabatha Edwards
Notary Public

My Commission expires 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY