THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
John Rami Mishu
2909 Elizabeth Street
Nashville, TN 37211
SEND TAX BILLS TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20140052179 DEEDWARR
Recvd: 07/21/14 08:52 2 pgs
Fees:13.00 Taxes:906.50
20140721-0064220

WARRANTY DEED

(Map 119-09-0, Parcel 244.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **MONA MISHU, TRUSTEE OF THE LOUIS P. MISHU BYPASS TRUST U/W DATED 12/30/03**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey its 50% undivided interest unto **JOHN RAMI MISHU and wife, DINA H. MISHU**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 1, Final Plat of Resubdivision of Lots 33, 34, 35, 36, 37 38, 39 and 40, Southvale Subdivision, according to plat and survey of same appearing of record in Instrument No. 20130318-0026253, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING part of the same property conveyed to Mona Mishu, Trustee of the Louis P. Mishu Bypass Trust U/W dated 12/30/03, as to an undivided 50% tenant in common interest and John Rami Mishu and wife, Dina Mishu, as to an undivided 50% tenant in common interest by Quitclaim Deed from Mona Mishu and Ban M. Allos, Co-Executors of the Estate of Louis P. Mishu, dated May 17, 2010, of record in Instrument No. 20100524-0039787; see also Book 10739, page 476 and Book 9355, page 271; in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument 20130318-0026253; in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2909 Elizabeth Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2014 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, it successors and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 16th day of July, 2014.

Mona Mishu, Trustee of the Louis P. Mishu Bypass Trust u/w dated 12/30/03

MONA MISHU, TRUSTEE OF THE LOUIS P. MISHU BYPASS TRUST U/W DATED 12/30/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mona Mishu, Trustee of the Louis P. Mishu Bypass Trust U/W dated 12/30/03, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument individually and as Trustee of the Louis P. Mishu Bypass Trust U/W dated 12/30/03, and who further acknowledged that she executed the same as her free act and deed and by the authority granted her as Trustee of the Louis P. Mishu Bypass Trust U/W dated 12/30/03.

Witness my hand and official seal, this the 16th day of July, 2014.

J. Kasey Talbott

Notary Public

My Commission Expires: **MAY 20, 2017**

(SEAL)

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $245,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of July, 2014.

J. Kasey Talbott

Notary Public

My commission expires: **MAY 20, 2017**

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. PB140273