NEW OWNER:
YOUSSEF GIRGIS
3012 High Rigger Dr.
Nashville, TN 37217

SEND TAX BILLS TO:
US Bank
3180 Rider Trail South
Earth City, MO 63045

Map & Parcel No.: 15002027300

Return to:
Feamley, Martin & McDonald
25 Century Blvd, #212
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-0858

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 09/05/14 16:09 3 pgs
Fees:18.00 Taxes:553.15
20140905-0081751

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Forty-Nine Thousand Five Hundred and 00/100 Dollars ($149,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARKETTE L. TROY, f/k/a MARKETTE L. DICE-SHEALEY and husband, BOBBY TROY,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **YOUSSEF GIRGIS and wife, HANAAN NASRALAAH,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 96, HARBOR GATE, SECTION TWO REVISED, according to the survey and plat of the same of record in Plat Book 6250, Page 33, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to MARKETTE L. DICE-SHEALEY, a married woman by deed from Maxum Properties, LLC, dated November 12, 2009, and of record in Instrument No. 20091117-0105671, Register's Office for DAVIDSON County, Tennessee. Markette L. Dice-Shealey is now known as Markette L. Troy.

THIS IS IMPROVED PROPERTY more commonly known as 3012 HIGH RIGGER DRIVE, NASHVILLE, TN 37217.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 33, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

I, BOBBY TROY, husband of the said MARKETTE L. TROY, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 4th day of September, 2014.

MARKETTE L. TROY

BOBBY TROY

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARKETTE L. TROY and BOBBY TROY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of September, 2014.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$149,500.00.**

AFFIANT

Sworn to and subscribed to before me this 4th day of September, 2014.

NOTARY PUBLIC

My commission expires: _____

GAIL HUDSON
STATE
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY, TENN
My Comm. Expires
January 23, 2016

Certificate of Authenticity

I, S.J. Beaubouef, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

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