This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 7467-77A

BILL GARRETT, Davidson County
Trans:T20140089497 DEEDWARR
Recvd: 12/01/14 08:36 2 pgs
Fees:13.00 Taxes:447.70
20141201-0109570

ADDRESS NEW OWNER:
Fayez Salib
3112 Stoney Brook Circle
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee- NEWOWNER

MORTGAGEE:
U. S. Bank, N. A.
3180 RIDER TRAILSOUTH
EARTH CITY, MO 63045

MAP **15007007400**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Third Group, LLC**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Fayez Salib and Amal Guirguis, husband and wife**, hereinafter called the GRANTEES, their representatives and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> 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. 77, on the Plan of Towne Village of the Country, Section 1, of record in Book 5200, Page 55 & 56, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Third Group, LLC by deed from Peter Hough and wife, Paula Hough dated April 4, 2008, of record in Instrument No. 200804100036333, Register's Office for Davidson County, Tennessee.

This is improved property known as 3112 Stoney Brook Circle, Antioch, Tennessee 37013. Possession is to be given on November 10, 2014.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and

assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 10th day of November, 2014.

Third Group, LLC

By: Tonya Denny, Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Tonya Denny** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Executive Director of Third Group, LLC,** the within named bargainor, a limited liability company, and that she as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such authorized officer.

WITNESS my hand and official seal at office this 10th day of November, 2014.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 3.17.16

* * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is **$121,000.00**.

AFFIANT

Subscribed and sworn to before me on this 10th day of November, 2014.

NOTARY PUBLIC

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

My Commission Expires: SEP 2 0 2016

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