WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140094970 DEEDWARR
Recvd: 12/18/14 15:17 2 pgs
Fees:13.00 Taxes:1609.50
20141218-0116082

R-RP-14-6402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires December 17, 2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Hannah and Jennifer Hannah	PINNACLE BANK	
(NAME)	(NAME)	**129-8-92.00**
6402 Highway 100	150 3RD AVE S. STE 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	NASHVILLE, TN. 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MINA GUIRGUIS AND SZILVIA PATKOS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM HANNAH AND WIFE, JENNIFER HANNAH,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 53 feet of Lot No. 5 and the Northerly 47 feet of Lot No. 4 of Block "C" on the Revised Plan of Highlands of Belle Meade No. 2 of record in Plat Book 10797, Page 110, in the Register's Office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 100 feet on the Westerly side of Highway No. 100 and run back between lines, 237 feet, more or less, on the Northerly line of said part of Lot 5, and 230 feet, more or less, on the Southerly line of said part of Lot 4, to a dead line, which is the Easterly right of way line of N.C. & St. L. Railroad, measuring 100 feet, more or less, thereon.

Being the same property conveyed to Mina Guirguis and Szilvia Patkos by Warranty Deed from S & P Investments, a Tennessee general partnership composed of Laurence M. Papel and J. Ronald Scott, recorded on the 31st day of March, 2014 in Instrument No. 20140331-0026409, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1360, Page 217 and Book 2196, Page 180 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 5321, Page 382.
- Easement for Telecommunications, recorded in Instrument No. 20140114-0003778.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6402 Highway 100, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 12th DAY OF DECEMBER, 2014.

Mina Guirguis by George M. Guirguis as attorney in fact

Mina Guirguis by George M. Guirguis as
Attorney in Fact

Szilvia Patkos by George M. Guirguis as attorney in fact

Szilvia Patkos by George M. Guirguis as
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George M. Guirguis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MINA GUIRGUIS AND SZILVIA PATKOS, and who acknowledged he/she/they executed the same as the free act and deed of the said MINA GUIRGUIS AND SZILVIA PATKOS.

Witness my hand and official seal, this the 12th of December, 2014.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2018