WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2015

Valerie L Kane
Notary Public

MY COMMISSION EXPIRES: 6-4-17
(AFFIX SEAL)

VALERIE L. KANE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gerges Z. Frah	U.S. Bank N.A.	15005035300
(NAME)	(NAME)	
365 Cedarcliff Road	4801 Frederica St.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Jerry F. Shaw, a widow,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gerges Z. Frah and Demiana E. Meawad, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in ~~Rutherford~~ **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 150 on the Subdivision Plan for Phase I, Forest View Park, Section V, as shown by plat of record in Plat Book 6250, Page 203, of the Register's Office of ~~Rutherford~~ **Davidson** County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot. **Davidson County, Tennessee.**

Being the same property conveyed to Jerry F. Shaw and wife, Teresa L. Shaw by deed from Fox Ridge Company, a Limited Partnership, dated 7-15-86 of record in Record Book 6925, Page 313, Register's Office for said County. *Teresa L. Shaw is deceased. Her date of death was 12-22-12.

This is improved ☑ property, known as 365 Cedarcliff Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 hands this 10th day of February, 2015.

Jerry F. Shaw

BILL GARRETT, Davidson County
Trans:T20150012542 DEEDWARR
Recvd: 02/20/15 11:10 2 pgs
Fees:13.00 Taxes:469.90

20150220-0014765

State of Tennessee
County of Rutherford

Personally appeared before me Jerry F. Shaw, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of February, 2015.

Notary Public Carla R. Dillard
My Commission Expires: 2.8.16

File No.: 0104

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE