Davidson County	DEEDWARR
Recvd: 02/27/15 11:31	3 pgs
Fees:18.00 Taxes:2416.10	
20150227-0017049	

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $653,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2015.

NOTARY PUBLIC

My commission expires: 5/5/15

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hassane Mchaourab 3606 B Wilbur Pl. Nashville, TN 37204	Suntrust Mortgage 901 Semmes Ave Richmond, Va 23224	118-13-0-E-001.00 CO

FOR AND IN CONSIDERATION of the sum of Six Hundred Fifty Three Thousand and 00/100 Dollars ($653,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DUSTIN M. DIEZ, JOINED BY HIS WIFE, STEPHANIE DIEZ**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HASSANE MCHAOURAB**,* hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit: *unnamed AKA Hassane S. Mchaourab

Land in Davidson County, Tennessee, being Unit Number 1, on the Plan of The Cottages of Marengo Place, a horizontal property regime as shown on Exhibit "B" of The Cottages of Marengo Place, as of record in Instrument Number 20100827-0067953, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Instrument Number 20100827-0067953, in the Register's Office of Davidson County, Tennessee. Also incorporated herein are the By-Laws of record, contained in Instrument Number 20100827-0067953, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Dustin M. Diez, by Warranty Deed from Entrust Tennessee FBO Cleland Ratcliffe IRA, dated October 21, 2010 and recorded October 29,

2010, of record in Instrument Number 20101029-0086705, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 3606 B Wilbur Place, Nashville, TN 37204, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Stephanie Diez hereby joins in this conveyance to transfer any interest she may have obtained in the subject property as the spouse of Dustin M. Diez.

WITNESS MY/OUR HANDS, this the 26 day of February, 2015.

DUSTIN M. DIEZ

STEPHANIE DIEZ

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Dustin M. Diez and Stephanie Diez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26 day of February, 2015.

Notary Public

My commission expires: 1/20/2019

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

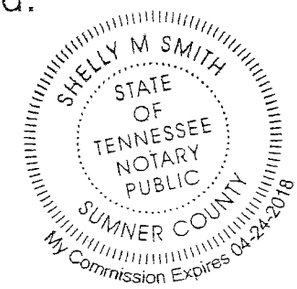
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Shelly M. Smith