This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15134

Send Tax Bills To:
Elizabeth Kingstontom
207 Fiddlers Bend
Savannah, GA 31406

BILL GARRETT, Davidson County
Trans:T20150022124 DEEDWARR
Recvd: 03/26/15 11:11 3 pgs
Fees:18.00 Taxes:601.25
20150326-0026006

New Owner is:
Elizabeth Kingston
1515 Boscobel Street
Nashville, TN 37206

MAP: 083-13-0

PARCEL: 466.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Mina S. Guirguis and wife, Szilvia Patkos**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Elizabeth M. Kingston and husband, John H. Kingston**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: 1515 Boscobel Street, Nashville, TN 37206

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 185, Block "S" on the Plan of Subdivision of the Home Place of Mrs. Elize M. Lindsey of record in Book 2, Page 92, Chancery Court, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 185 fronts 50 feet on the northerly side of Boscobel Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Mina S. Guirguis and Szilvia Patko, husband and wife, by Warranty Deed from Integrity Management Group, LLC, a Tennessee limited liability company, dated 3/31/14 and recorded 4/4/14 in Instrument No. 20140404-0028422, in the Register's Office of Davidson County, Tennessee. Szilvia Patko, as the name was spelled incorrectly on the previous Warranty Deed, being one and the same as Szilvia Patkos.

MSG by GMG AIF, SP by GMG AIF
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of March, 2015.

GRANTOR:

Mina S. Guirguis by George M. Guirguis Attorney in Fact

Mina S. Guirguis by George M. Guirguis, Attorney in Fact

Szilvia Patkos by George M. Guirguis Attorney in Fact

Szilvia Patkos by George M. Guirguis, Attorney in Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **George M. Guirguis**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he holds a valid power of attorney executed by **Mina S. Guirguis,** and acting under such power of attorney he executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20150319-0023649, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 13th day of March, 2015.

Notary Public

My Commission Expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **George M. Guirguis**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he holds a valid power of attorney executed by **Szilvia Patkos,** and acting under such power of attorney he executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20150319-0023653, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 13th day of March, 2015.

Notary Public

My Commission Expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF ~~TENNESSEE~~)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $162,500.00.

Affiant

SWORN TO and subscribed before me this 13 day of March 2015.

NOTARY PUBLIC

My commission expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017