WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,000.00

Monir Nakhnoukh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2015

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Monir Nakhnoukh	U.S. Bank, N.A.	Parcel ID:
516 Titan Court	4801 Frederica Street	135140C05400CO
Antioch, TN 37013	Owensboro, KY 42301	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Eyd Toss and wife, Samira Mikhail

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Monir Nakhnoukh, married
hereinafter called the GRANTEES, their heirs and assigns, 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. 54, on the Plan of Ransom Village, of record in Book 7900, Pages 833 and 834, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eyd Toss and Samira Mikhail, husband and wife, by deed from Carol M. Hughes, unmarried, of record in Instrument 20070131-0012878, said Register's Office, dated January 29, 2007.

This conveyance is subject to Restrictions and By-Laws of record in Book 9525, Page 187; Book 9647, Page 72; and Book 9525, Page 210, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Pages 833-834, said Register's Office; (3) Easement of record in Book 9653, Page 153, said Register's Office; (4) Storm Water Easement in Book 8879, Page 270, said Register's Office; (5) Sewer and Water Easement in Book 10131, Page 829-833, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 516 Titan Court, Antioch, TN 37013

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 our hands this 4th day of June, 2015.

Eyd Toss

Samira Mikhail

Samira Mikhail

BILL GARRETT, Davidson County
Trans: T20150044284 DEEDWARR
Recvd: 06/05/15 10:01 2 pgs
Fees: 13.00 Taxes: 506.90
20150605-0052765

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eyd Toss and Samira Mikhail, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of June, 2015.

My Commission Expires: 7-2-18

Notary Public

