BILL GARRETT, Davidson County
Trans:T20150053137 DEEDWARR
Recvd: 07/01/15 13:58 2 pgs
Fees:13.00 Taxes:1850.00
20150701-0063769

Return to and
Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of June, 2015.

Notary Public
My commission expires: 10/18/16

07-1506-86041

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nabil Yafai 560 Summit Oaks Court Nashville TN 37221	Bank of Tennessee 301 E. Center Street Kingsport, TN 37660	128-16-0-B-069.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William L. Ramsey and wife, Wanda M. Ramsey**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nabil Yafai and wife Fekreyea Al Gaad,** hereinafter called the Grantees, their successors 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. 69, on the Plan of Phase Four, Summit Oaks, of record in Instrument No. 20060417-0043459, as revised in Instrument No. 20060516-0057170, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William L. Ramsey and wife, Wanda M. Ramsey by deed from Stewart D. Bronson, Jr. and wife, Angela P. Bronson, dated April 12, 2010, recorded April 14, 2010, of record in Instrument No. 20100414-0028006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 560 Summit Oaks Court, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of June, 2015.

William L. Ramsey

Wanda M. Ramsey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William L. Ramsey and Wanda M. Ramsey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 29th day of June, 2015.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

