File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055185 DEEDWARR
Recvd: 07/08/15 14:01 2 pgs
Fees:13.00 Taxes:1169.20
20150708-0066295

R-VRES-15-6953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jason Aaron Estes and Carrie Nicole Estes	**Bancorpsouth Bank**	
(NAME) **6953 Stone Run Drive**	(NAME) **2778 West Jackson Street, Bldg C, 2nd Floor**	**180-03-0A-070.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Tupelo, MS 38801**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **HASSANE MCHAOURAB, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JASON AARON ESTES AND CARRIE NICOLE ESTES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 127 on the Plan of Section 2A, Stone Creek Park of record in Plat Book 9700, Page 669, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hassane McHaourab and wife, Hanane Koteiche by Warranty deed from Zaring Homes, Inc., a Tennessee Corporation of record in Instrument No. 20000201-0010141 Register's Office for Davidson County, Tennessee, dated January 28, 2000 and recorded on February 01, 2000. The said Hanane Koteiche having since died on February 11, 2014, leaving the said Hassane Mchaourab as the sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Book 9700, pages 669, Register's Office for Davidson County, Tennessee.
- PUD Boundary of record in Book 9700, page 266, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10324, page 365, Book 10953, page 804, amended in Instrument No. 20010719-0076875 and Instrument Number 20020722-0087705, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 10324, page 358, Register's Office for Davidson County, Tennessee.
- Easement for Water Mains of record in Book 6218, page 199, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Book 10951, page 704, Register's Office for Davidson County, Tennessee.
- Water Use Agreement in Book 6068, page 119, Register's Office for Davidson County, Tennessee.
- Easement for encroachment in Book 10487, page 632, Register's Office for Davidson County, Tennessee.
- Plan of Stone Creek Park Amenity Center of record in Book 9700, page 652, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of open space or common area to HOA Instrument No. 20040719-0085622, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6953 Stone Run Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 2nd DAY OF JULY, 2015.

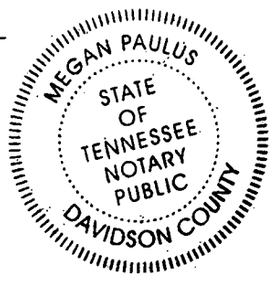
Hassane Mchaourab by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HASSANE MCHAOURAB, and who acknowledged he/she/they executed the same as the free act and deed of the said HASSANE MCHAOURAB.

Witness my hand and official seal, this the 2nd of July, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212