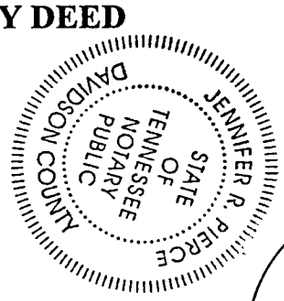
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/15 08:14 2 pgs
Fees:13.00 Taxes:961.63
20150721-0071044



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$259,900.00.**

Affiant

Subscribed and sworn to before me this 14th day of July, 2015

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Shirley R. Thompson	Bank of America, N.A.	163-02-0B-104.00CO
261 Took Drive	4909 Savarese Circle	
Antioch, TN 37013	Tampa, FL 33634	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Samuel Riyad,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shirley R. Thompson, an unmarried woman,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 54 as shown on the Map entitled Phase Two, Berkeley Hall, Phase Five, Section One of Hickory Highlands, P.U.D. of record in Instrument Number 20070621-0074238, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Samuel Riyad, married from Fortuna Partners, LLC, a Tennessee Limited Liability Company by Deed on March 22, 2013, of record in Instrument Number 20130325-0028987, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20070621-0074238 and Plat Book 6900, Pages 561 and 562, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20061031-0135165, as amended in Instrument Number 20070509-0055919 and Instrument Number 20140520-0043176, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 1207, Page 530; Book 10319, Page 987; Book 1784, Page 300; Book 2105, Page 428; Book 2905, Page 439; Book 7031, Page 51; Book 7453, Page 445; Book 7453, Page 460; Book 7597, Page 679 and Instrument Number 20040303-0023979, Register's Office for Davidson County, Tennessee.
- Samuel Riyad never used this property as his residence, personal, marital or otherwise.

This is improved property known as: **261 Took Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 14, 2015.

Samuel Riyad

Samuel Riyad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Samuel Riyad** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 14, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17