THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF SUMNER) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00 Affiant Subscribed and sworn to before me, this 5th day of August, 2015. Notary Public My Commission Expires: 12/18/17

Jennifer S. Ghanem, Esq.
The Row Realty & Title, LLC
700 12th Avenue South, Suite 302
Nashville, TN 37203

DEBORAH A. RAND STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gene Marshall Hart, III and Eleni Maria Alfieris 5912 Fireside Drive Brentwood, TN 37027	Farmington Mortgage, a division of CapStar Bank 2002 Richard Jones Road #300A Nashville, TN 37215	Tax Parcel ID No. 160-16-0-024.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TAREK ABSI and GHINA ABSI, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **GENE MARSHALL HART, III, an UNMARRIED MAN and ELENI MARIA ALFIERIS, an UNMARRIED WOMAN, as tenants in common with the right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 246, Hearthstone, Phase 4, as of record in Book 5200, Pages 547 and 548, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Tarek Absi, an unmarried man, by Warranty Deed from Nola (incorrectly typed as Nora on deed) Annette Douglas, unmarried, dated 6/29/07 and recorded 7/5/07 in Instrument No. 20070705-0079848, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **5912 Fireside Drive, Brentwood, TN 37027.**

Ghina Absi is joining in the conveyance of the property to convey any marital interest she has acquired, if any she has, in the above referenced property.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenants that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150066003 DEEDWARR
Recvd: 08/10/15 09:22 2 pgs
Fees:13.00 Taxes:1424.50
20150810-0079317

IN WITNESS WHEREOF, Grantors have executed this instrument on this 5th day of August, 2015.

TAREK ABSI

GHINA ABSI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **TAREK ABSI and GHINA ABSI** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of August, 2015.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Notary Public
My Commission Expires: _____