BILL GARRETT, Davidson County
Trans:T20150074277 DEEDWARR
Recvd: 09/01/15 11:09 2 pgs
Fees:13.00 Taxes:647.50

20150901-0088637

WARRANTY DEED

PATRICIA NICHOLAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Ayman Tadros
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of August, 2015.

Patricia Nicholas
Notary Public

(Affix Seal)
My Commission Expires: 8/23/16

2015-310

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ayman K. Tadros and Shereen S. Saad 1200 Twin Circle Drive Nashville, TN 37217	US Bank. N.A. 4801 Frederica Street Owensboro, KY 42301	149.12-0B-012.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lia Scales Prince and husband Artie Prince**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ayman K. Tadros and Shereen S. Saad, 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:

The land with all the buildings and improvements thereon, situated at 1200 Twin Circle Drive, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 12 on the Plan of Forest Cove, Phase 1, a Planned Unit Development, of record in Plat Book 9700, page 754 and 755, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Lia Scales, unmarried from Hearthside Homes, LLC, an Indiana Limited Liability Company by Warranty Deed dated January 14, 2000 and recorded January 25, 2000 in Instrument Number 200001250008315, Register's Office for Davidson, Tennessee.

]

( ) unimproved
This is(X) improved property know as 1200 Twin Circle Drive, Nashville, TN 37217.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 31st day of August, 2015

Lia Scales Prince

Artie Prince

State of Tennessee
County of Williamson

Personally appeared before April G. Nichols a Notary Public in and for me, _____ said County and State, the within named Lia Scales Prince and Artie Prince, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 31st day of August, 2015.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY