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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 15074759**<br><br>Davidson County DEEDWARR<br>Recvd: 09/02/15 11:19 2 pgs<br>Fees:13.00 Taxes:650.83<br>**20150902-0089354** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, ~~whichever is greater~~, for this transfer is: $175,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 24th day of August, 2015.<br><br>Notary Public<br>My Commission Expires: 7-3-17 |

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

## WARRANTY DEED

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| Address New Owner:<br>Usama Girgis and Jakleen Labeb<br>313 ALDER CT<br>Nashville TN 37217-3839 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>135140B02300CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John G. Donaldson and Katherine A. Donaldson, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Usama Girgis and Jakleen Labeb, Husband and Wife**, ("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 23, PHASE ONE, RANSOM PLACE, as shown on plat of record in Plat Book 6900, Page 922-924, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Wayne H. Thompson, unmarried to John G. Donaldson and Katherine A. Donaldson, as recorded on the 6th day of September, 2013 in Instrument No. 20130906-0094292 and Warranty Deed from Terry D. Barker and wife, Aretta L. Barker to Wayne H. Thompson, Unmarried, as recorded on the 15th day of September, 2000 in Instrument No. 20000915-0091975, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, RANSOM PLACE, as recorded in Plat Book 6900, Page(s) 922-924.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7867, Page 81, amended in Book 7885, Page 867, Book 7947, Page 436, Book 8070, Page 555, Book 8424, Page 414, Book 8505, Page 235, Book 8550, Page 764, Book 8707, Page 86 and Book 8846, Page 184 and Book 10421, Page 358.

Charter of Homeowners Association recorded in Book 7877, Page 973, amended in Book 8170, Page 947 and Book 8550, Page 766.

Conveyance to Homeowners Association recorded in Book 7885, Page 869 and Instrument Nos. 20010530-0055831 and 20010702-0069744.

Stormwater Detention Agreement recorded in Book 8879, Page 270.

This is improved property located at 313 ALDER CT Nashville TN 37217-3839

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this ~~24th~~ 21st day of August, 2015.

John G. Donaldson

Katherine A. Donaldson

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Yolo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John G. Donaldson and Katherine A. Donaldson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~24th~~ 21st day of August, 2015.

Notary Public

My Commission Expires: 03/11/2018

GARY CHRISTENSEN
Commission # 2057618
Notary Public - California
Yolo County
My Comm. Expires Mar 11, 2018

Certificate of Authenticity

I, Crystal Sarti, 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 Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-19

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY