WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150099010 DEEDWARR
Recvd: 11/20/15 13:07 2 pgs
Fees:13.00 Taxes:605.95
20151120-0118004

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $163,770.00.

Affiant

Subscribed and sworn to before me this 18th day of November, 2015.

Notary Public
My Commission expires: 5/3/16
(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:
Reda Mousa	US Bank N.A.	135100C04200CO
2320 South Grafton	3180 Rider Trail South	
Nashville, TN 37217	Earth City, MO 63045	

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, **Michelle Stewart, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Reda Mousa and Afaf K. Khalil, husband and wife,** their 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. 33 on the Plan of Section Two, Ransom Park, of record in Instrument Number 20020409-0043252, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michelle Stewart, unmarried from General Construction Company, LLC, by Warranty Deed on January 13, 2004, of record in Instrument Number 20040129-0011325, 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 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book Instrument Number 20020409-0043252, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20000725-0073496 and 2001101-00110579, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20081210-0119250, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 2649, Page 593; Book 2905, Page 509; Book 1237, Page 111 and Instrument Number 20010206-00111474, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2320 South Grafton, Nashville, TN 37217**

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 November 18, 2015.

Michelle Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michelle Stewart** 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 November 18, 2015

My commission expires 11-16-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066