BILL GARRETT, Davidson County
Trans:T20160009313 DEEDWARR
Recvd: 02/03/16 11:12 2 pgs
Fees:13.00 Taxes:484.70
20160203-0010510

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $131,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of February, 2016.

Notary Public
My commission expires: 8/23/18

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Farid A. Ayoub	New Owner US Bank, N.A.	163-02-0-072.00
4540 Highland Ridge Drive	1125 Murfreesboro Rd.	
Antioch, TN 37013	Nashville, TN 37217	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **SummerCo Home Buyers, LLC, a Tennessee limited liability company, a/k/a Summer Co Homebuyers, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Farid A. Ayoub and wife, Afaf Mankarious,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 119 on the Plan of Hickory Highland Place, Section 2, Phase 2 of record in Plat at Instrument No. 20010608-0060706, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harry William Moutsios by Quitclaim deed from Noemi Sauceda Moutsios of record in Instrument No. 20120301-0017801 Register's Office for Davidson County, Tennessee, dated February 23, 2012 and recorded on March 01, 2012.

Being the same property conveyed to Summer Co Homebuyers, LLC, a Tennessee Limited Liability Company by Warranty deed from Harry William Moutsios of record in Instrument No. 20151019-0105954 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 19, 2015.

This property is improved property known as **4540 Highland Ridge Drive, Antioch, TN, 37013.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record as Instrument Number 20010608-0060706, Register's Office of Davidson County, Tennessee.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 15th day of January, 2016.

SummerCo Home Buyers, LLC, a
Tennessee limited liability company

By: Samantha Ley
Samantha Ley
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Samantha Ley, Sole Member of SummerCo Home Buyers, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Sole Member.**

Witness my hand and official seal at this the 15th day of January, 2016.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015124079