BILL GARRETT, Davidson County
Trans: T20160047518 DEEDWARR
Recvd: 06/06/16 12:39 2 pgs
Fees: 13.00 Taxes: 499.50
20160606-0056822

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167359

WARRANTY DEED

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Debra Brown
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2016.

NOTARY PUBLIC

My commission expires: 11/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra Brown 138 Saddle Tree Court Hermitage, TN 37076	First Bank 318 Seaboard Lane, Ste. 205 Franklin, TN 37067	064 12 0A 138.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Five Thousand and 00/100 Dollars ($135,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ASHREF MALAK HANA AND MANAL BOTROS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DEBRA BROWN, SINGLE WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being a certain building identified as Unit No. 138 as shown on the Plan of Fox Run, Section 1, a condominium of record in Book 4860, page 52, and in the Master Deed establishing a Horizontal Property Regime of Fox Run, Section 1, of record in Book 4956, page 582, By-Laws of record in Book 4956, page 590, amended in Book 5174, page 609, Book 5548, page 852, Book 5564, page 582, and Book 5896, page 51, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Ashref Malak Hana and Manal Botros by Special Warranty Deed dated 5/15/2008, and recorded on 5/19/2008, of record in Instrument # 20080519-0051253, in the Register Deed's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 138 Saddle Tree Court, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of May, 2016.

Ashref Hana
ASHREF MALAK HANA

Manal Botros
MANAL BOTROS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ashref Malak Hana and Manal Botros, 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 seal, this the 26th day of May, 2016.

JAMIE R. STEELMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18