WARRANTY DEED

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE BEDFORD COUNTY, TENN

Davidson County DEEDWARR
Recvd: 07/15/16 09:44 2 pgs
Fees:13.00 Taxes:703.00
20160715-0072775

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$190,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 11th day of July, 2016

Julie Coone
Notary Public
My Commission expires: 3-24-17
(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:
Shokry Narouz	US Bank National Association c/o US Bank Home Mortgage	135100C13500CO
3228 Grace Crest Point	PO Box 7298	
Nashville, TN 37217	Springfield, OH 45501	

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, **George Amos Breeding and wife, Stephanie L. Breeding**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shokry Narouz and wife, Mariam Gayed**, 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. 115 on the Plan of Ransom Park, Section Five, as of record in Instrument Number 20041118-0138647, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Amos Breeding and wife, Stephanie L. Breeding from General Construction Company, Inc., a Tennessee corporation by Warranty Deed on June 17, 2005, of record in Instrument Number 20050705-0077020, 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 in the estimated amount of $1,545.61 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 135100C13500CO, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Instrument Number 20041118-0138647, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in Instrument Numbers 20011010-0110579 and 20000725-0073496 , Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20081210-0119250, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3228 Grace Crest Point, 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 July 11, 2016.

George Breeding

Stephanie Breeding

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **George Amos Breeding and wife, Stephanie L. Breeding** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 11, 2016

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.