STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$103,500.00** (One Hundred Three Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 12th day of September, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE NOTARY SEAL DAVIDSON COUNTY

My Commission Expires OCT. 18, 2016

BILL GARRETT, Davidson County
Trans: T20160079929 DEEDWARR
Recvd: 09/13/16 08:36 2 pgs
Fees: 13.00 Taxes: 382.95
20160913-0095928

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Ramon Foster and Nakesha Foster 601 Churchill Crossing Madison, TN 37115	SAME AS NEW OWNERS	034030B60100CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SANDRA R. MAYEN AND SPOUSE, NAGIB MAMUD,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RAMON FOSTER AND NAKESHA FOSTER,** 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 TO WIT:

Land in Davidson County, Tennessee, being Unit No. 601 of Churchill Crossing, a Horizontal Property Regime Established by the Master Deed and By-Laws of record in Book 7792, Page 915, as amended in Book 7804, Page 616 and Book 7845, Page 540, Register's Office for Davidson County, Tennessee; The Plat of which is of record in Plat Book 7900, Page 25, said Register's Office, and by the Third Amendment to the Master Deed of record in Book 10635, Page 110, said Register's Office, to which reference is hereby made for a complete and accurate description of said Unit.

Being the same property conveyed to Sandra R. Mayen and spouse, Nagib Mamud by deed from Sandra R. Mayen, married, of record in Instrument No. 20130408-0034055, dated March 13, 2013 and recorded April 8, 2013, Register's Office for Davidson County, Tennessee.

Being also known as 601 Churchill Crossing, Madison, Tennessee 37115.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **601 CHURCHILL CROSSING** **MADISON, TN 37115**

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, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 8TH day of September, 2016

Sandra R. Mayen

Sandra R. Mayen

Nagib Mamud

Nagib Mamud

STATE OF TEXAS)
COUNTY OF Coryell)

On this 8TH day of September, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sandra R. Mayen and Nagib Mamud** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 8TH day of September, 2016.

Sabrina Pomeroy

Notary Public

Commission Expires: June 23, 2019

SABRINA ELIZABETH POMEROY
MY COMMISSION EXPIRES
June 23, 2019