WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/16 08:46 3 pgs
Fees:18.00 Taxes:758.50
20161003-0103684

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$205,000.00.**

Affiant

Subscribed and sworn to before me this 26th day of Sept., 2016

Notary Public
My Commission expires: 5-24-17
(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:
Medhat A Lewis	US Bank N.A.	135-14-0B-024.00CO
450 Millwood Drive	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, **Julian T. Saunders and wife, Sheila R. Saunders, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Medhat A Lewis and Mervat Sayeh**, 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. 24 on the Plan of Ransom Place, Phase One, according to the plan of record in Book 6900, Pages 922-924, Register's Office for Davidson County, Tennessee, and to which plan of reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Julian T. Saunders and wife, Sheila R. Saunders from Sherrie Mingesz Brooks, married f/k/a Sherrie H. Mingesz by Warranty Deed on April 12, 1999, of record in Book 111434, Page 38, 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 $1,427.06 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 135-14-0B-024.00CO, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Pages 922-924, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Book 7867, Page 81, Book 7885, Page 868, Book 7947, Page 436, Book 8070, Page 555, Book 8424, Page 414, Book 8505, Page 235, Book 8550, Page 766, Book 8707, Page 86, Book 8846, Page 184, Book 8926, Page 420, Book 9402, Page 362, Book 9402, Page 371, Book 9464, Page 547, Book 9653, Page 148, Book 9653, Page 152 and Book 10421, Page 358, Register's Office for said County;. Restrictions of record in Book 6405, Page 169, Register's Office for Davidson County, Tennessee.
- Charter of Ransom Place Homeowner's Association, Inc., of record in Book 7877, Page 973, Book 8170, Page 947, and Book 8550, Page 766, Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to Ransom Place Homeowner's Association, Inc., of record in Book 7885, Page 869, Instrument No. 20010530-0055831, and Instrument No. 20010702-0069744, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record at Book 6594, Page 983, and Book 6865, Page 79, said Register's Office; Easement of record in Book 9653, Page 193, Register's Office for said County; Subject to all matters on Plat Book 6900, Page 851, Plat Book 7900, Page 602, Plat Book 7900, Page 638, and Plat Book 7900, Page 939, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **317 Alder Court, 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 September 26, 2016.

Julian T. Saunders

Sheila R. Saunders

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Julian T. Saunders and wife, Sheila R. Saunders, husband and wife** 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 September 26, 2016

My commission expires 5-24-17

Notary Public

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

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, Carl E. Dunphy, II, 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: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE