RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168336

DAVID P. WEBBER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160110609 DEEDWARR
Recvd: 12/16/16 09:47 2 pgs
Fees: 13.00 Taxes: 111.00
20161216-0131965

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2016.

NOTARY PUBLIC

My commission expires: 10/3/18

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
James Mayberry 555 N. Dupont Avenue, Apt. B42 Madison, TN 37115	Same address as new owner	043 10 0A 036.00

FOR AND IN CONSIDERATION of the sum of Thirty Thousand and 00/100 Dollars ($30,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **NADY AYOUB, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES MAYBERRY, AN UNMARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B-42 (206), Madison Park Condos, 555 Dupont Avenue, Madison, Tennessee, as of record in Plat Book 5200, pages 179 - 182, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Nady Ayoub, by Warranty Deed from Benjamin L. Snoddy, dated 6/5/2008, recorded 6/6/2008, of record in Instrument #20080606-0058334, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 555 N Dupont Avenue, Apt B42, Madison, TN 37115, 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 on plat of record in Plat Book 5200, pages 179-182; to any and all restrictive covenants and/or easements 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, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has 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 are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 14th day of December, 2016.

X Nady Ayoub
NADY AYOUB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Nady Ayoub, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WITNESS my hand and seal, this the 14th day of December, 2016.

Notary Public

David Webber
Printed Notary Name

My commission expires: 10/2/18