WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170001005 DEEDWARR
Recvd: 01/05/17 09:45 2 pgs
Fees:13.00 Taxes:721.50
20170105-0001147

P-PR-16-1808-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Mary Ikerlos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-6-18

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bassem Mikhail and Mary I. Kerlos	**U.S. Bank National Association**	
(NAME)	(NAME)	
1808 Hillpoint Cir	**9321 Olive Blvd**	**164-07-0A-208.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**St. Louis, MO 63132**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILLIP E. ALDERSON, II AND CIARA C. ALDERSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BASSEM MIKHAIL AND WIFE, MARY I. KERLOS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Section Two, Harvest Grove, formerly "Tillman Property" of record in Plat at Instrument No. 20140529-0046065, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phillip E. Alderson II and Ciara C. Alderson, husband and wife by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20150224-0015745 Register's Office for Davidson County, Tennessee, dated February 13, 2015 and recorded on February 24, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20140529-0046065;
- Covenants, Conditions and Restrictions of record in Instrument No. 20060628-0077382;
- HOA Charter of record in Instrument No. 20060519-0059378;
- Stormwater Detention Agreement of record in Instrument No. 20040707-0080492;
- Perpetual Easement of record in Instrument No. 20070220-0020794;
- Agreement for Dedication for Public Right-of-Way of record in Instrument No. 20060830-0107233, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1808 Hillpoint Cir, Antioch, Tennessee 37013**.

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. 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 my/our hand(s) this the 23rd DAY OF DECEMBER, 2016.

Phillip E. Alderson, II

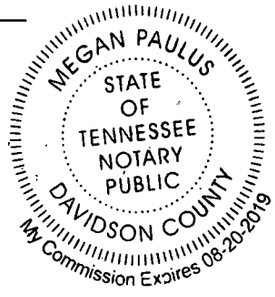
Ciara C. Alderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP E. ALDERSON, II AND CIARA C. ALDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of December, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212