WARRANTY DEED

FILE BOX 19B
05-02-013-DA

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,500.00.

Julie A. Bentley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th day of February, 2005

Notary Public

My Commission Expires: July 28, 2007

(AFFIX SEAL)

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 03/03/05 11:46 2 pg
Fees:13.00 Taxes:997.15

20050303-0023514

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Ganan I. Elbarky		141-15-0-D
(NAME)	(NAME)	159.00CO
8181 Londonberry Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Michael T. Pote and Wife, Lisa M. Pote**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ganan I. Elbarky, MARRIED**, 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 Lot No. 159, on the Plan of SHEFFIELD ON THE HARPETH, PHASE III-C, A PLANNED UNIT DEVELOPMENT, of record in Book 7900, Page 591, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to MICHAEL T. POTE AND WIFE, LISA M. POTE, by Deed from PHILLIPS BUILDERS, INC., A TENNESSEE CORPORATION, of record in Book 9482, Page 316, Register's Office for DAVIDSON County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of SHEFFIELD ON THE HARPETH, of record in Book 6925, Page 900, and Amended in Book 7145, Page 954; Book 8505, Page 598; Book 8747, Page 97; Book 9313, Page 806; and By-Laws of record in Book 7145, Page 964 and Book 8146, Page 463, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 8181 Londonberry Drive, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, OUR hands, this 24th day of February, 2005.

Michael T. Pote

Lisa M. Pote

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael T. Pote and Wife, Lisa M. Pote**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 24th day of February, 2005.

My Commission Expires: 03/31/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.