WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/24/08 (AFFIX SEAL)

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emad Megaly	New Owner	135-14C-6
(NAME)	(NAME)	
721 Vanguard Place		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Barbara H. Bond, unmarried, and Benjamin Bond and wife, Patrycia Bond, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emad Megaly and Sherin E. Abdelmalak, as Joint Tenants with Right of Survivorship, HEREINAFTER CALLED THE GRANTEES, 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. 6 on the plan of Ransom Village, of record in Plat Book 7900, Page 833-834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for complete and accurate description of said lot.

Being the same property conveyed to Barbara H. Bond, an unmarried person and Benjamin Bond, an unmarried person, by Warranty Deed dated November 15, 2001, from Yazdian Construction, Inc., as of record in Instrument No. 20011126-0128712, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Patrycia Bond joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

Davidson County DEEDWARR
Recvd: 12/02/05 12:32 2 pg
Fees:13.00 Taxes:458.80

20051202-0145123

unimproved ☐

This is improved ☒ property, known as 721 Vanguard Place, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 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 our hands this 28th day of November, 2005.

Barbara H. Bond

Benjamin Bond

Patrycja Bond

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 Barbara H. Bond, Benjamin Bond and Patrycja Bond, 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 Nashville, Tennessee this 28th day of November, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

