WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/27/07 13:33 2 pgs
Fees:13.00 Taxes:388.50

20070427-0050518

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11 DAY OF APRIL, 2007.

Notary Public

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

BYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yousry Girgis and Helen G. Hanna	New Owner	
(NAME)	(NAME)	149-2A-14
713 Bayswater Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 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, **MIKE A. TATUM AND WIFE, STEPHANIE TATUM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YOUSRY GIRGIS AND HELEN G. HANNA,** 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. 14, PICCADILLY SQUARE, PHASE 1, as of record in Book 5200, pages 720 thru 723, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description of said property.

Being the same property conveyed to Mike A. Tatum by Cash Deed for Tennessee from Samuel J. Pierce, Jr., Secretary of Housing and Urban Development, recorded the 26th day of September, 1988, in Book 7661, Page 218, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2007 real property taxes (b) subject to all matters as set forth on the Plan of record in Book 5200, pages 720 thru 723, Register's Office for Davidson County, Tennessee; (c) restrictions of record in Book 6236, page 683; Book 6295, pages 506, 520, 534, 548, 556, 564, 572, 580, 588, 596, 602; Book 6300, pages 403, 423, 431, 439; Book 6306, page 833; Book 6495, page 1; Book 6496, pages 100 and 114; Book 6518, pages 184 and 190; Book 6830, page 739, Register's Office for Davidson County, Tennessee; and (d) easement of record in Book 7883, page 280, Register's Office for Davidson County, Tennessee.

Stephanie Tatum joins in the execution of this conveyance for the purpose of conveying any interest that she may have in said land by reason of marital status or otherwise.

unimproved ☐

This is improved ☒ property, known as 713 Bayswater Circle, 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 my hand this 17th day of April, 2007.

Mike A. Tatum

Stephanie Tatum

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 Mike A. Tatum and Stephanie Tatum, the bargainors, 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 17th day of April, 2007.

Notary Public

