File No. 270800740

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/06/07 14:13 2 pgs
Fees:13.00 Taxes:588.30
20070906-0107148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amgad Athesasios	New Owner	Map 062020A22000
(NAME)	(NAME)	
2752 Riverbend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	,	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, James Houston Nevans, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amgad Athesasios and Mona Zakhary, 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:

Being Lot No. 343 on the Plan of River Trace Estates, Phase 1, Section 3, as of record in Plat Book 6900, Page 615, 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 James Houston Nevans, unmarried by deed from Cassandra Tousley Lancaster and husband, John Lancaster of record in Deed Instrument No. 200707110082527, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6900, Page 615, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6851, Page 370; Book 6851, page 390 and Book 6982, page 747, Register's Office of said County.

Easement as shown of record in Deed Book 3959, Page 595; Book 7030, page 798; Book 1163, page 341 and Book 2022, page 83, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6851, Page 363, Register's Office for said County.

Warranty deed to HOA for open space as shown of record in Deed Book 7907, Page 168, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2752 Riverbend Drive, Nashville, TN 37214
(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 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 hands this 29th day of August, 2007.

James Houston Nevans by his atty. in Fact
James Houston Nevans
Glenda Bramblett, atty. in Fact

STATE OF TENNESSEE
COUNTY OF Wilson

* 200709060-0107147

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Glenda Bramblett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James Houston Nevans, as his Attorney In Fact, under Power of Attorney bearing Inst. No. *, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of James Houston Nevans under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 8/29/2007.

My Commission Expires: 5/14/2011

Notary Public

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

File Number: 270800740

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212