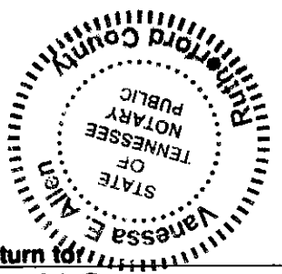
WARRANTY DEED

File #07120755



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Connie Hopper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2008.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 7/18/2010
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. Abd El Masieh and Shereen Rezk	Bank of America	108-16-0-A-019.00-CO
(NAME)	(NAME)	
1448 Timber Valley Dr.	9000 Southside Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Jacksonville, FL 32256	
(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, I/WE, Eric D. Stewart, unmarried and Katherine Seedlock, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph D. Abd El Masieh and Shereen Rezk, 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:

Being Lot No. 19, on the plan of Plan of Timber Ridge, as the same appears of record in Instrument No. 20040113-0005330, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Eric D. Stewart, unmarried and Katherine Seedlock, unmarried, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 05/27/05, of record in Instrument No. 20050615-0068370, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Instrument No. 20040113-0005330, said Register's Office.; Restrictive Covenants as of record in Instrument No. 20040115-0006462, said Register's Office.; Roadway Easement of record at Book 10725, Page 218, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1448 Timber Valley Dr., 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 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.

Davidson County DEEDWARR
Recvd: 01/17/08 09:19 2 pgs
Fees:13.00 Taxes:503.20
20080117-0005289

Witness our hands this 10th day of January, 2008.

Eric Stewart

Now Known as Katie Stewart

Katie Stewart

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Eric Stewart and Katie Stewart with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 10th day of January, 2008.

Commission expires:

7-18-2010

Rutherford County
Vanessa E Allen
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130