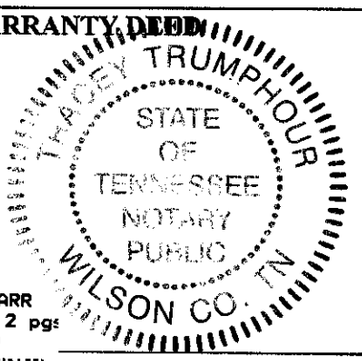
File No. 280601363

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/31/08 10:36 2 pgs
Fees:13.00 Taxes:666.00

20080731-0078484

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magdy M. Zakher	SunTrust Mortgage	171-11-0A 467.00CO
(NAME) 3021 Katonka Drive	(NAME) 401 Commerce Street	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37219	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **We, Green Bank**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Magdy M. Zakher and Mona Gadalla, Husband and Wife** hereinafter called the Grantee, His 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 all of Lot No. 261, Final Plat Cluster Lot Subdivision, Cane Ridge Farms Phase Six, Section Three, as shown by plat appearing of record in Instrument 20060601-0064580, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Green Bank by Trustee's Deed dated March 31, 2008 of record in Instrument 20080331-0032226, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: Transmission Line Easement as shown of record in Book 4420, Page 36 and Book 4428, Page 565; Water Line Easement as shown of record in Book 5078, Page 476; Restrictions as shown of record in Instrument 20000905-0087103, Instrument 20001204-1193093, Instrument 20010815-0088370 and Instrument 20041102-0131848; Charter of Homeowner's Association as shown of record in Instrument 20010815-0088360, Register's Office for Davidson County, Tennessee. All matters shown on plat of record in Instrument 20060601-0064580, all in the Register's Office for Davidson County, Tennessee.

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 3021 Katonka Drive, 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 GRANTEE, His heirs and assigns forever; and we do covenant with the said GRANTEE 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, His 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 25th day of July, 2008.

Green Bank

AVP

By: Terry R. Polman, Assistant Vice President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tennessee, Terry R. Polman with whom I am personally acquainted and show proved himself to be the Assistant Vice President of Green Bank, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 25th day of July, 2008.

Commission expires: 11.28.09

Notary Public

File Number: 280601363

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN