Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kerolos F Ghattas	Wells Fargo Bank NA	062-02-O-C-063
137 Bart Drive	P O Box 11701	
Antioch, TN 37013	Newark, NJ 07101	

Davidson County DEEDWARR
Recvd: 10/20/08 10:15 3 pgs
Fees:18.00 Taxes:664.15
20081020-0104931

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$179,500.00**

Affiant

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

Subscribed and sworn to before me, this the 15th day of October, 2008.

Notary Public

My Commission Expires: _____
(Affix Seal)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marquis Homes, LLC., a Tennessee Limited Liability Company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Kerolos F Ghattas and Afaf S Geris, Husband and Wife and Mina Ibrahim, a Single Person, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 63 on the FINAL PLAT, SPENCER HILL, SECTION ONE, of record in Instrument No. 20070614-0071366, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a part of the same property conveyed to Marquis Homes, LLC, by Warranty Deed from GJR Development, LLC, dated July 6, 2007, of record in Instrument No. 20070727-0089494, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **137 Bart Drive, Antioch, TN 37013**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **15th** day of **October, 2008.**

Marquis Homes, LLC.

By: **John MacCauley, III**
It's: **Division Manager**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **John MacCauley, III** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Division Manager** of **Marquis Homes, LLC.,** the within named bargainor, a limited liability company, and that such **John MacCauley, III**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Division Manager.**

Witness my hand and Seal at office on the **15th** day of **October, 2008.**

Notary Public

My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SPENCER HILL, SECTION ONE, as recorded in Instrument No. 20070614-0071366, but deleting any covenant, conditions or restriction indicating a preference., limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions, or restrictions violate 42 USC 3604 (c).

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 4003, Page 11, Book 4158, Page 42, Book 4178, Page 738, and Instrument No. 20070530-0064097, , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Liability as to taxes resulting from supplemental, revised or correction assessment pursuant to the provisions of Tennessee Code Ann 67-5-603 et seq.

6. Deed to Metropolitan Government of record in Book 4135, Page 444, and Book 4198, Page 824,. Register's Office for Davidson County, Tennessee.

7. Subject to all matters appearing of record in Plat Book 3700, Page 59 & 135, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement as of record in Instrument Number 20060821-0102706, Register's Office from Davidson County, Tennessee.