WARRANTY DEED

File #09061566

BILL GARRETT, Davidson County
Trans:T20090044997 DEEDWARR
Recvd: 07/06/09 10:48 2 pgs
Fees:13.00 Taxes:580.90

20090706-0062438

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Ashraf Henein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2009.

Vanessa E Allen
Notary Public

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

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
Ashraf Henein and Amaal Marzouk, husband and wife	US Bank N.A.	174-11-0-A-140.00CO
(NAME) 1149 Blairfield Drive	(NAME) 4801 Frederica Street	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Owensboro, KY 42301	
(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, **Tharith Ros, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashraf Henein and Amaal Marzouk, husband and wife,** 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. 432, on the plan of Cane Ridge Farms, Section Three, Phase One, as the same appears of record in Instrument No. 20010606-0059239 and revised in Instrument No. 20020712-0084136, 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 Tharith Ros, single woman by deed from Greenvale Construction, LLC, by Shane McFarland, Authorized Agent, dated 6/23/04, of record in Instrument No. 20040630-0077911, said Register's Office.

This conveyance is subject to: Restrictions of record in Instrument No. 20000905-0087103, amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-003160 and Instrument No. 20041102-0131848 and Book 24, Page 948; Right-of-Way Easement to United Telephone Company at Instrument No. 20020123-0009340; Charter for Cane Ridge Farm Homeowner's Association of record in Instrument No. 20010815-0088360 and Instrument No. 20041210-0147105; By-Laws of record in Instrument No. 20000905-0087103; Agreement of record in Book 5078, Page 476; Transmission Line Easement of record in Book 4428, Page 565 and Book 4420, Page 36; All matters shown on the plat of record in Instrument No. 20010606-0059239, revised in Instrument No. 20020712-0084136; all in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1149 Blairfield 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 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 29th day of June, 2009.

Tharith Ros

Tharith Ros

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Tharith Ros, a single woman with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 29th day of June, 2009.

Commission expires:

7-18-2010

Vanessa E Allen

Notary Public

RETURN RECORDED DOCUMENTS TO:

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