File No. 291200113

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $148,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
George W. Guirguis	new owner	15109B19300
(NAME)	(NAME)	
5560 Dory Drive	George Guirguis	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	SAME	
(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, it's successors, **Tennessee Housing Development Agency**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **George W. Guirguis, married**, 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 Lot No. 127 on the Final Plat of Phase 4, Lakeside Cove at Percy Priest, of record in Instrument 20070607-0068360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tennessee Housing Development Agency by deed from J. Phillip Jones, Substitute Trustee, of record in Instrument 20091019-0096686, dated October 16, 2009 and filed for record on October 19, 2009, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following:
All matters as set forth per Instrument 200706070068360;Restrictions of record in Instrument 200411050133677;Transmission Line Easement of record in Book 4428, Page 571;Water Line Easement of record in Book 8175, Page 783;Sanitary Sewer and/or Storm Drainage Easement of record in Instrument 200202120018699;Stormwater Detention Agreement Easement of record in Instrument 200409140110817;Transmission Line Easement of record in Book 2336, Page 614, said Register's Office.

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 5560 Dory 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.

BILL GARRETT, Davidson County
Trans: T20090087400 DEEDWARR
Recvd: 12/30/09 11:21 2 pgs
Fees: 13.00 Taxes: 549.45
20091230-0118296

Witness our hands this 22nd day of December, 2209.

Tennessee Housing Development Agency

By: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public of the state and county aforesaid, personally appeared S W Lamb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/~~herself~~ to be the SF Program Administrator, for Tennessee Housing Development Agency, the within named bargainor, and that he/she as such Representative for Tennessee Housing Development Agency executed the foregoing instrument for the purpose therein contained, by signing his/her name as SF Program Administrator.

Witness my hand at office this 22nd day of December, 2009.

Commission expires:

MY COMMISSION EXPIRES:
November 22, 2010

_____
Notary Public

VIRGINIA M. BOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 291200113
RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129