WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$146,500.00.**

Affiant

Subscribed and sworn to before me this 21 day of January, 20 10

Notary Public
My Commission expires: 7/16/11
(Affix Seal)

HEATHER MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Wagdy Mlaika	W Bank	150-06-0-278.00
3187 Anderson Road	3180 Rider Hall South	
Antioch, TN 37013	Earth City, MO 63045	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Fredy Torres and Lesdy Torres**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wagdy Mlaika and Dimiana Shafik**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 3 on the plan of Final Plat Resubdivision of the Reserved Area ", 1st Revision to Stonebridge, of record in Instrument Number 20060323-0033143, as amended by Surveyor's Certificate of Correction of record in Instrument Number 20061116-0142499, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Carolyn Lawrence, married , by deed from Rick Blackburn and wife, Karen Blackburn, on November 2, 2006, of record in Instrument Number 20061116-0142501, Register's Office for Davidson County, Tennessee. And further conveyed to Fredy Torres and Lesdy Torres by Quitclaim Deed from Carolyn Lawrence, married on February 22, 2008 of record in Instrument Number 20090427-0037760, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20060323-0033143, as amended in Instrument Number 20061116-0142499, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10164, page 525, Register's Office for Davidson County, Tennessee.
- Easement for Sewer and Storm Drainage of record in Book 6396, page 308; and Book 7133, page 143 Register's Office for Davidson County, Tennessee.
- Permanent Drainage Easement of record in Book 8493, page 704, Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County of record in Book 8657, page 543, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3187 Anderson Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 20, 2010.

BILL GARRETT, Davidson County
Trans:T20100005725 DEEDWARR
Recvd: 01/29/10 08:59 2 pgs
Fees:13.00 Taxes:542.05

20100129-0007360

Fredy Torres
Fredy Torres

Lesdy Torres

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Fredy Torres and Lesdy Torres** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 20, 2010

My commission expires 4-15-12

Elizabeth Maison
Notary Public

