File No. 100026

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100014995 DEEDWARR
Recvd: 03/15/10 09:17 2 pgs
Fees:13.00 Taxes:466.20
20100315-0019283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-21-13
(AFFIX SEAL)

DAVID R.A. ROETGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magdy Masoud	US Bank, NA	135140A19900CO
(NAME)	(NAME)	
1016 Blue Mountain Lane	9321 Olive Blvd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	St. Louis, MO 63132	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, WE, Robert Kopfer and wife, Ann Kopfer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Magdy Z. Masoud, 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:

Land in Davidson County, Tennessee, being Lot No. 199 on the Plan of the Final Plat of Pinnacle Point Subdivision Phase 5 of record in Plat Book 11114, Page 958, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert Kopfer and wife, Ann Kopfer by deed from W. L. Bainbridge, Inc., dated November 17, 2000 and recorded on November 30, 2000 in Instrument No. 20001130-0117682, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7032, page 733; Book 7067, page 739; Book 8382, page 770, Book 10097, page 390 and Instrument No. 20010504-0046047, said Register's Office.

Charter of Pinnacle Point Homeowners Association of record in Book 7058, page 234, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1016 Blue Mountain Lane, 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.

File No. 100026
Witness our hands this 5th day of March, 2010.

Robert Kopfer

Ann Kopfer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Kopfer and wife, Ann Kopfer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2010.

Commission expires:
2/28/12

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Summer County