Davidson County DEEDWARR
Recvd: 04/04/11 13:01 3 pgs
Fees:18.00 Taxes:569.80
20110404-0025705

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $154,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2011.

Notary Public
My commission expires: 1-6-14

02-1103-47312

Address of New Owner:	Send Tax Bills to:	Tax Information
Moheb Tawfik	U.S. Bank	149-07-0-A 118-0
	P.O. Box 7298	00CO
633 Cadogan Court	Springfield, OH 45501-7298	
Antioch TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Billy M. Bone and wife, Mary Louise Bone and James R. Bone and wife Christine Bone, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Moheb Tawfik and wife, Mervat Aziz, hereinafter called the Grantees, their successors 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. 118 on the plan of Chelsea Village, Section 1, as of record in Plat Book 7900, Pages 119-121, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Billy M. Bone and wife, Mary Louise Bone by deed from New Century Properties, LLC, a Tennessee Limited Liability Company, dated April 22, 2004, recorded May 4, 2004, of record in Instrument No. 20040504-0050305, said Register's Office.

Being further conveyed to Billy M. Bone and wife, Mary Louise Bone and James R. Bone and wife, Christine Bone, by Quitclaim Deed from Billy M. Bone and wife, Mary Louise Bone, dated September 4, 2008, recorded November 19, 2008, of record in Instrument No. 20081119-0114113, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 633 Cadogan Court, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BMB
MLB

WITNESS my hand this 30th day of March, 2011.

Billy M. Bone

X Billy M. Bone

Mary Louise Bone

X Mary Louise Bone

James R. Bone

Christine Bone

STATE OF FLORIDA
COUNTY OF VOLUSIA.

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Billy M. Bone and Mary Louise Bone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in office, this 30th day of March, 2011.

JENNIFER M. GEIGER
Notary Public - State of Florida
My Comm. Expires Nov 20, 2013
Commission # DD 940855
Bonded Through National Notary Assn.
My Commission expires

X Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James R. Bone and Christine Bone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in office, this 30th day of March, 2011.

Notary Public

My Commission expires

WITNESS my hand this 30th day of March, 2011.

X Billy M. Bone

X Mary Louise Bone

James R. Bone

Christine Bone

STATE OF Florida
COUNTY OF Santa Rosa

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Billy M. Bone and Mary Louise Bone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in office, this 31 day of March, 2011.

Notary Public State of Florida
Sandra M Casey
My Commission DD679978
Expires 05/30/2011

X Notary Public

My Commission expires 5/30/2011

STATE OF Florida
COUNTY OF Santa Rosa

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James R. Bone and Christine Bone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in office, this 31 day of March, 2011.

Notary Public State of Florida
Sandra M Casey
My Commission DD679978
Expires 05/30/2011

Notary Public

My Commission expires 5/30/2011

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY