WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110033213 DEEDWARR
Recvd: 06/03/11 11:30 2 pgs
Fees:13.00 Taxes:296.00
20110603-0042642

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Carol A Clawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mamdouh N. Wahib	New Owner	149050A24400CO
(NAME)	(NAME)	
4761 Billingsgate Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Megan Renee Cathey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mamdouh N. Wahib and Mary S. Erian, 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 Unit 4, Phase 10, Pepper Ridge Townhomes, as shown on plat of record in Instrument No. 20010129-0008519, as established under Master Deed of record in Instrument No. 20010123-0006702, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to Megan Renee Cathey, unmarried by Warranty Deed from Graehame Campbell and wife, Rhonda Campbell, recorded on the 16th day of June, 2006 in Instrument No. 20060616-0072138, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4761 Billingsgate Road, 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 31st day of May, 2011.

Megan Renee Cathey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 31st day of May, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Megan Renee Cathey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,



RETURN TO:
Rudy Title & Escrow
Cool Springs Office
1896 General George Patton Drive
Franklin,TN 37067