WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/11 16:17 2 pgs
Fees:13.00 Taxes:610.50
20111219-0099021

STATE OF OHIO
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Rosalind Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2011.

Kandy L Paulson
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

KANDY L PAULSON
NOTARIAL SEAL - STATE OF IOWA
COMMISSION NUMBER 759193
MY COMMISSION EXPIRES JULY 17, 2012

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samy N. Badie Abd El Massih and Fadia Boutrous	ARK-La Tex Financial	173080A01500 CO
(NAME)	(NAME)	
5629 Deer Valley Trail	5160 Tennyson Pkwy	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Plano TX 75024	
(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, Rosalind Walker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samy N. Badie Abd El Massih and Fadia Boutrous, husband and wife, 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, Being Lot No. 80 on the Plan of Deer Valley, Section I, a Planned Unit Development, of record in Instrument Number 20030205-0016206, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Rosalind Walker, by deed of record in Instrument Number 20030814-0117165 Register's Office for Davidson County, Tennessee.

Subject to All matters as shown on Plan of Deer Valley, Section I, a Planned Unit Development, of record in Instrument Number 20030205-0016206, Register's Office for Davidson County, Tennessee. Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Instrument Number 20030205-0016206, Register's Office for Davidson County, Tennessee. Charter for Homeowners Association of record in Instrument Number 20021212-0153692, Register's Office for Davidson County, Tennessee. QCD for common areas conveyed to Homeowners Association of record in Instrument Number 20040224-0020945, Register's Office for Davidson County, Tennessee. Easement for Well set forth in the instrument recorded in Book 222, page 565, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement set forth in the instrument recorded in Instrument Number 20010503-0045314 and Instrument Number 20020627-0077608, Register's Office for Davidson County, Tennessee. Sanitary Sewer easement set forth in the instrument recorded in Instrument Number 20001205-0119205 and Instrument Number 20001205-00119206. Restrictive Covenants of record in Instrument Number 20021212-0153693, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5629 Deer Valley Trail, 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 9th day of December, 2011.

Rosalind Walker

Rosalind Walker

STATE OF ~~OHIO~~ Iowa
COUNTY OF Polk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rosalind Walker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that * executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 9th day of December, 2011.

Commission expires:

Kandy L Paulson
Notary Public

KANDY L PAULSON
NOTARIAL SEAL - STATE OF IOWA
COMMISSION NUMBER 759193
MY COMMISSION EXPIRES JULY 17, 2012

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: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY