STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 2011.

Notary Public
MY COMMISSION EXPIRES: 9-8-13
File No. G11-3400D

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110081555 DEEDWARR
Recvd: 12/27/11 10:50 2 pgs
Fees:13.00 Taxes:551.30
20111227-0100645

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nejib Adem and Ziada Kedir, husband and wife (NAME)	owner at owners address (NAME)	151-9-B-86
5409 Skip Jack Drive (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (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 HEREBYACKNOWLEDGED, WE, **Micky Baugus and Tracie Baugus, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nejib Adem and Ziada Kedir, 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, Tennessee, being Lot No. 83 on the plan of PHASE 2, LAKESIDE COVE AT PERCY PRIEST, as shown by plat of record in Instrument No. 200511020132676, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Previous deed erroneously stated the phase of the property as Phase 1-B, the correct phase is Phase 2.

BEING the same property conveyed to Micky Baugus and Tracie Baugus, husband and wife from Centex Homes, by Deed dated March 24, 2006, as Instrument No. 200604070040416, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 200411050133677, and in any allied instrument(s) referred to in said restrictions.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 200511020132676, Register's Office for Davidson County, Tennessee.

3. Common Area conveyed to Homeowner's Association of record in Instrument No. 201002190012873, Register's Office for Davidson County, Tennessee.

4. Transmission line Easement as recorded in Book 2336, page 614, Register's Office for Davidson County, Tennessee.

5. Waterline Easement as recorded in Book 8175 page 783, Register's Office for Davidson County, Tennessee.

6. TVA Easement as recorded in Book 4428 page 571, Register's Office for Davidson County, Tennessee.

7. Easement for sanitary sewers\storm drainage as recorded in Instrument No. 200202120018699, Register's Office for Davidson County, Tennessee.

8. Stormwater detention agreements as recorded in Instrument no. 200409140110817 and Instrument No. 200504190043678, Register's Office for Davidson County, Tennessee.

9. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5409 Skip Jack Drive, 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 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. Whenever 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/our hand(s) this 21st day of December, 2011.

Micky Baugus — December 21, 2011 Date

Tracie Baugus — December 21, 2011 Date

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 Micky Baugus and Tracie Baugus, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of December, 2011.

My Commission Expires: 9/26/2014

Notary Public

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Return To:
Fearnley & Califf, PLLC
25 Century Blvd
Suite 212
Nashville, TN 37214

PREPARED BY ~~AND RETURN TO~~:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066