WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-9807

DONALD K. [illegible] JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bahgat M. Bebawy	NEW OWNER	164080C03700CO
(NAME)	(NAME)	
733 Pin Oak Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120080636 DEEDWARR
Recvd: 10/24/12 09:23 2 pgs
Fees:13.00 Taxes:518.00
20121024-0097359

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Fatima Abdullahi , unmarried, and Khadra Admad , unmarried, and Hawa Abdullahi , unmarried, as Joint Tenants With Right of Survivorship, Not As Tenants In Common**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bahgat M. Bebawy and Naglaa Nasef, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 63, on the plan of Hamilton Chase, Section One, of record in Instrument 200510250128977 as corrected in Instruments 200510310131297 and 200510310131368, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Fatima Abdullahi, unmarried and Khadra Ahmad, unmarried and Hawa Abdullahi, unmarried as joint tenants with the right of survivorship, not as tenants in common by Deed from James K. Thomas, dated 08/10/2007 and filed for record on 08/21/2007 in Instrument 200708210099857, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Instrument 200510250128977, Instrument 200510310131297, Instrument 200510310131368, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200507280087946, as amended of record in Instrument 200510310131315, said Register's Office.
Storm Water Detention Agreement of record in Instrument 200401020000420, said Register's Office.
Road Agreement and Sewer Easement of record in Instrument 200404160043248, said Register's Office.
Charter of record in Instrument 200609140113689, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 733 Pin Oak Drive, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 18th day of October, 2012.

Fatima Abdullahi

Khadra Admad

Hawa Abdullahi

State of Tennessee
County of Williamson

Personally appeared before me Fatima Abdullahi, Khadra Admad, and Hawa Abdullahi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of October, 2012.

Notary Public
My Commission Expires: 9/23/13

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY