WARRANTY DEED

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 5/8/16

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/8/16

(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
Shawkat Y. Shehata	NEW OWNER	172080B07500CO
(NAME)	(NAME)	
1725 Champions Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120092437 DEEDWARR
Recvd: 12/04/12 10:59 2 pgs
Fees:13.00 Taxes:665.63
20121204-0111396

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, **Bryan E. Meyer and Kristen D. Meyer, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Shawkat Y. Shehata and Neveen N. Sharoubim, 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. 75, on the plan of Phase Two, Bridle Downs, of record in Plat Book 7900, Page 241, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Bryan E. Meyer and Kristen D. Meyer, husband and wife by Deed from Daniel B. Hulcy, Jr. and Julie A. Hulcy, husband and wife, dated 08/29/2007 and filed for record on 08/31/2007 in Instrument 200708310104918, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Plat Book 6900, Page 545, Plat Book 7900, Page 241, said Register's Office.
Restrictions of record in Book 7448, Page 772, as amended of record in Book 8814, Page 631, as amended of record in Book 9818, Page 68, as amended of record in Book 9873, Page 497, said Register's Office.
Storm water Detention Agreement of record in Book 7266, Page 813, said Register's Office.
Deed of Conveyance of record in Book 7797, Page 477, said Register's Office.

Deed of Conveyance of record in Book 7797, Page 485, said Register's Office.
Charter of record in Book 8814, Page 604, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 8838, Page 983, 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 1725 Champions Drive, Nashville, TN 37211
(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 29th day of November, 2012.

Bryan E. Meyer by Mary Love Patton attorney in fact
Bryan E. Meyer

Kristen D. Meyer by Mary Love Patton attorney in fact
Kristen D. Meyer

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Love Patton, with whom I am personally acquainted and who proved herself to be the attorney in fact of Bryan E. Meyer and Kristen D. Meyer and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of November, 2012.

Kimberly D. Hicks
Notary Public
My Commission Expires: 4-12-14

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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