WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120098958 DEEDWARR
Recvd: 12/27/12 11:51 2 pgs
Fees:13.00 Taxes:419.03
20121227-0119339

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, ~~$109,900.00~~ 113,250.00 GPF

Affiant

Subscribed and sworn to before me this 19 day of December, 2012

Notary Public
My Commission expires: 8-17-2015
(Affix Seal)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-17-2015

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Boyce L. Simons	Primary Residential Mortgage	15004010700
3409 Westcliffe Court	4750 West Wiley Post Way #200	
Antioch, TN 37013	Salt Lake City, Utah 84116	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Waafa Guirguis and Fadya Rofail**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Boyce L. Simons and Kristen R. Simons, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 390 of Section Eight, 2nd Revision, "The Country" as shown on plat of record in Plat Book 6250, pages 912 and 913, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Waafa Guirguis and Fadya Rofail, from the Federal National Mortgage Association, by deed dated January 12, 2013, of record in Instrument Number 20120113-0003949, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6250, pages 912-913, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6250, page 908; Book 6250, page 780; and Book 6764, page 735, Register's Office for Davidson County, Tennessee.
- The Grantors have never used this property as either a principal residence or a martial residence.

This is improved property known as: **3409 Westcliffe Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 19, 2012.

Waafa Guirguis
Waafa Guirguis

Fayda Rofail
Fadya Rofail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Waafa Guirguis and Fadya Rofail** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 19, 2012

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY