STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,000.00.

x Emad megaly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 2013.

Notary Public
MY COMMISSION EXPIRES: 3/3/14
File No. G13-6030D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130010936 DEEDWARR
Recvd: 02/08/13 10:36 2 pgs
Fees:13.00 Taxes:51.80
20130208-0013233

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Emad Megaly (NAME) | New Owner (NAME) | 163-2-B-27CO |
| 209 Took Drive (STREET ADDRESS) | 721 Vanguard Place (STREET ADDRESS) | |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Antioch, TN 37013 (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, **Carl D. Krantz, Sr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emad Megaly**, 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. 66 on the plan of BERKELEY HALL, PHASE FIVE - SECTION ONE OFHICKORY HIGHLANDS, P.U.D., as shown by plat of record in Instrument No. 20050706-0077601, and as corrected in Instrument No. 20050706-0077601 and Instrument No. 20050725-0086047, Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Carl D. Krantz, Sr. from Regions Bank, by Special Warranty Deed dated January 20, 2011, as Instrument No. 20110125-0006797, 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. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

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. 20050706-0077601, and as corrected in Instrument No. 20050706-0077601 and Instrument No. 20050725-0086047, Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416, Register's Office for Davidson County, Tennessee.

3. Right of Way Deed for road purposes as recorded in Book 1784, page 300, Book 2905, page 439, Register's Office for Davidson County, Tennessee.

4. Easement to AT&T as recorded in Book 1207, page 530, Register's Office for Davidson County, Tennessee.

5. Right of Way Deed for Fence/Retaining Wall as recorded in Book 2105, page 428, Register's Office for Davidson County, Tennessee.

6. N.E.S. Anchor Easement as recorded in Book 10319, page 987, Register's Office for Davidson County, Tennessee.

7. Easements for sanitary sewers and/or storm drainage as recorded in Book 7031, page 51, Book 7453, page 445, Book 7453, page 460, Register's Office for Davidson County, Tennessee.

8. Deed of Conveyance for sanitary sewers as recorded in Book 7597, page 679, Register's Office for Davidson County, Tennessee.

9. Common Area conveyed to Homeowner's Association of record in Instrument No. 20090623-0058289, Register's Office for Davidson County, Tennessee.

10. Stormwater Detention Agreement of record in Instrument No. 20040303-0023979, and Book 6254, page 487, Register's Office for Davidson County, Tennessee.

The 2012 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 unimproved property, known as 209 Took 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 5th day of February, 2013.

Carl D. Krantz, Sr.

February 05, 2013
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 Carl D. Krantz, Sr., 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 5th day of February, 2013.

My Commission Expires: 3/3/14

Notary Public

MICHAEL T. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

*PREPARED BY AND RETURN TO:*

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