WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130021638 DEEDWARR
Recvd: 03/18/13 09:16 2 pgs
Fees:13.00 Taxes:575.91

20130318-0026280

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$155,650.00.**

Affiant

Subscribed and sworn to before me this 15 day of March, 2013.

Notary Public
My Commission expires: 3/8/2016
(Affix Seal)

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2813 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Trent McKenzie	Pinnacle Bank	151-9-B-78CO
5612 Dory Drive	150 3rd Avenue South #900	
Antioch, TN 37013	Nashville, TN 37201	

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, **Atef Boshra and Heba Luwiz, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Trent McKenzie and wife, Jennifer McKenzie**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 76, FINAL PLAT OF PHASE 1-B, LAKESIDE COVE AT PERCY PRIEST, as shown on plat of record in Instrument No. 20050110-0003257, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Atef Boshra and Heba Luwiz, husband and wife, from George Maisterra and wife, Heather Maisterra by Warranty Deed on May 26, 2010, of record in Instrument Number 20100624-0049521, 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 Instrument Number 20050110-0003257 and corrected in Instrument Number 20050707-0078439, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20041105-0133677, Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for Open Space of record in Instrument Number 20100219-0012873, Register's Office for Davidson County, Tennessee.
- Surveyor's Certificate of Correction of record in Instrument Number 20050707-0078439, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040914-0110817, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 8175, Page 783; Book 4428, Page 571; Book 2336, Page 614 and Instrument Number 20020212-0018699, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5612 Dory Drive, 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 March 15, 2013.

ATEF BOSHRA

Atef Boshra

Heba Luwiz

Heba Luwiz

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Atef Boshra and Heba Luwiz,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 15, 2013

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY