BILL GARRETT, Davidson County
Trans:T20130043292 DEEDWARR
Recvd: 05/23/13 13:16 2 pgs
Fees:13.00 Taxes:610.50

20130523-0052315

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF MAURY
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 17 day of May, 2013.

Notary Public
My commission expires: 11/19/2013

Return TO:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

10-1304-102036

Address of New Owner:	Send Tax Bills to:	Tax Information
Sherif Fouad	NEW OWNER	176-05-0-A-145.00-CO
5000 Singing Hills Drive		
Antioch TN 37014		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher J. Coffie and Catherine E. Knowles, NOW Catherine E. Coffie, Husband and Wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sherif Fouad and Monica Barsoum, hereinafter called the Grantees, their successors 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. 209, on the Plan of Plan of Hickory Woods Estates, Section "C", of record in Book 6900, Pages 885-887, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher J. Coffie and Catherine E. Knowles by deed from Continental Development and Construction, Inc., dated June 28, 1999, recorded July 6, 1999, of record in Book 11558, Page 959, Register's Office for Davidson County, Tennessee. The said Catherine E. Knowles having since married Christopher J. Coffie and now known as Catherine E. Coffie.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5000 Singing Hills Drive, Antioch, TN 37014

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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 my hand this 17 day of May, 2013.

Christopher J. Coffie
By Catherine E. Coffie
His Attorney In Fact
by Catherine E. Coffie
His Attorney In Fact

Catherine E. Coffie
(FKA Catherine E. Knowles)

State of Tennessee
County of Maury

On May 17, 2013, before me, the undersigned, a notary public in and for said county and state, personally appeared Catherine E. Coffie, (FKA Catherine E. Knowles) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Notary Public-Shannon C. Sylvester

SHANNON C. SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-22-2014

My commission expires: July 22, 2014

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SHANNON C. SYLVESTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-22-2014

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Catherine E. Coffie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Christopher J. Coffie and that she is authorized by Christopher J. Coffie to execute this instrument oh his behalf. (**Power of Attorney of record in Book #_____, Page _____, Register's Office for Davidson County, Tennessee.) #20130523-0052314

Witness my hand and official seal at Columbia, Tennessee this 17 day of May, 2013

Notary Public – Shannon C. Sylvester

My commission expires: July 22, 2014