WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/12/13 16:17 2 pgs
Fees:13.00 Taxes:481.00
20130612-0060126

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,000.00.**

Affiant

Subscribed and sworn to before me this 28th day of May, 2013

Notary Public
My Commission expires 1-6-14
(Affix Seal)

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:
Hany Girgis	US Bank National Association	151090A20200
4429 Benchmark Drive	3180 Rider Trail	
Antioch, TN 37013	Earth City, MO 63045	

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, **Dolli L. Cook, widow**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hany Girgis and Hanan Michael, 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. 202 on the Plan of Final Plat Phase 2 Section 1 Long Hunter Chase of record in Book 7900, Pages 763 & 764 and corrected by Surveyor's Certificate of record in Book 9473, Page 43 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dolli L. Cook and Husband Ken T. Cook from Chad Pyle and wife Jessica Pyle by Warranty Deed on March 11, 2008, of record in Instrument Number 20080319-0027680, Register's Office for Davidson County, Tennessee. Said Ken T. Cook having since died.

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 7900, Pages 763 & 764, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9430, Page 251, Register's Office for Davidson County, Tennessee.
- Subject to Charter of Long Hunter Chase Homeowner's Association, Inc., of record in Book 9433, Page 953, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 9588, Page 930; Book 8197, Page 288; Book 9661, Page 919; Book 2338, Page 466; Book 9988, Page 793 and Book 9988, Page 821, Register's Office for Davidson County, Tennessee.
- Subject to QuitClaim of Common Areas to the Long Hunter Chase Homeowner's Association of record in Book 9432, Page 792, Register's Office for Davidson County, Tennessee.
- Subject to Declaration of Taking of record in Book 4446, Page 423, said Register's Office and Judgment of record in Book 4535, Page 351, for a 150 feet wide easement for the use of the Tennessee Valley Authority, Register's Office for Davidson County, Tennessee.
- Subject to Restrictions of record in Book 9534, Page 938 and Book 9534, Page 942; ByLaws of record in Book 9430, Page 279; and Charter of Record in Book 9433, Page 953, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4429 Benchmark 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 May 28, 2013.

Dolli L. Cook

Dolli L. Cook

STATE OF Alabama
COUNTY OF Montgomery

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dolli L. Cook** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 28, 2013

My commission expires **My Commission Expires 10/27/2014**

Akita N. Caldwell

Notary Public

ALABAMA STATE AT LARGE NOTARY PUBLIC AKITA N. CALDWELL

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY