WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shenouda Mikhaeil and Mary Mickaeil	Fifth Third Mortgage	175-04-0-004.00
(NAME) 4604 Rockland Trail	(NAME) 5001 Kingsley Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Russell Cobb, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shenouda Mikhaeil and wife ~~xxx~~ Mary Mickaeil, 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:

Being Lot No. 54 on the Plan of Hickory Woods, Section A, of record in Plat Book 6900, page 511, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Russell Cobb, unmarried, by deed of record in Instrument Number 20050601-0061351 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Hickory Woods of record in Plat Book 6900, page 511 and correction of record in Book 7582, page 167, Register's Office for Davidson County, Tennessee. Easement of record in Book 437, page 24, and Book 437, page 39, said Register's Office. Right of Way Agreement of record in Book 5897, page 224,and Book 5909, page 915, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 6954, page 24, said Register's Office. Deed of Conveyance of record in Book 8169, page 571, and Book 8169, page 579, said Register's Office. Grant of Transmission Line Easement of record in Book 9632, page 973, said Register's Office. Charter of record in Book 9680, page 319, said Register's Office. Restrictive Covenants of record in Book 9678, Page 187, Book 9678, Page 213, Book 9764, Page 44, Instrument No. 20001207-0120450, Instrument No. 20010614-0062710, Instrument No. 20010614-0062709, Instrument No. 20011015-0111957, Instrument No. 20031010-0150800, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4604 Rockland Trail, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

BILL GARRETT, Davidson County
Trans:T20130050229 DEEDWARR
Recvd: 06/14/13 11:53 2 pgs
Fees:13.00 Taxes:425.50
20130614-0061019

Witness my hand this 12th day of June, 2013.

Russell Cobb

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell Cobb, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 12th day of June, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017