THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080022** BILL GARRETT, Davidson County Trans:T20130076885 DEEDWARR Recvd: 09/05/13 10:38 2 pgs Fees:13.00 Taxes:699.30 20130905-0093718	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$189,000.00. Affiant Subscribed and sworn to before me, this30th day of August, 2013. Notary Public My Commission Expires: 8/23/16 LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Medhat Sayd 3832 Asheford Trace Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 164130A05900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert M. Hailey and Stephanie R. Hailey, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Medhat Sayd,** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 32, PHASE THREE, TREEHAVEN, as shown on plat of record in Instrument No. 20040913-0110149, 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 Robert M. Hailey and Stephanie R. Hailey, husband and wife by Warranty Deed from Capitol Homes Inc., a Tennessee Corporation, recorded on the 1st day of June, 2006 in Instrument No. 20060601-0064595, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE THREE, TREEHAVEN, as recorded in Plat Instrument No. 20040913-0110149.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 11588, Page 484, amended in Book 11669, Page 376, Book 10774, Page 945 and Book 11648, Page 662.

Terms and provisions of by-Laws recorded in Instrument No. 20010504-0046761.

Charter recorded in Book 11648, Page 660, amended at Instrument No. 20010326-0028531.

Easement granted to Southern Bell recorded in Book 1141, Page 327.

This is improved property located at 3832 Asheford Trace Antioch TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2013.

Robert M. Hailey

Stephanie R. Hailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert M. Hailey and Stephanie R. Hailey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014