BILL GARRETT, Davidson County
Trans:T20130098947 DEEDWARR
Recvd: 11/21/13 11:11 2 pgs
Fees:13.00 Taxes:351.50

20131121-0120055

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of **November, 2013** Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fatahalla Abady and Bolis Boktor	FYM Bank	150-06-0-091.00
(NAME) 3021 Fieldstone Dr	(NAME) 50 Franklin Street	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, Fabiola Lemus, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Fatahalla Abady, unmarried and Bolis Boktor, unmarried, as Tenants in Common with the Right of Survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 82, as shown on the map entitled Cherry Hills Subdivision, Section 10-A, of record in Plat Book 4860, page 97, 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 Fabiola Lemus, unmarried by Warranty Deed from Ronald Alton hasty, Trustee of the Ronald Alton Hasty Revocable Living Trust dated September 21, 2004 dated March 2, 2006, of record in Instrument No. 20060303-0024962, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3021 Fieldstone Dr, Antioch, TN 37013

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, has 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.

Witness our hands this **8th** day of **November, 2013**

Witness our hands this 13th day of November, 2013

Maria I Norton

Fabiola Lemus

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned authority, **Fabiola Lemus**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **13th** day of **November, 2013**

Notary Public

My commission expires: 02/27/15

MARIA I. NORTON
Notary Public, State of Florida
Commission# EE 60989
My comm. expires Feb. 27, 2015