WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140028700 DEEDWARR
Recvd: 04/28/14 11:21 2 pgs
Fees:13.00 Taxes:732.60

20140428-0035399

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

BICHOY
Affiant SAAD

SUBSCRIBED AND SWORN ~~TO~~ BEFORE ME, THIS THE 25TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: February 22, 2016.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bichoy Saad	Prospect Mortgage, LLC	173-04-0A/216.00
(NAME) 708 Canoe Ridge Point	(NAME) 15301 Ventura Blvd	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Sherman Oaks, CA 91403	
(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, **Troy M. Fleming**, a married man HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bichoy Saad and Rachel Aguib, husband and wife,** 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. 216 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, of record in Instrument No. 19991213-0302267, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Troy M. Fleming, an unmarried man by deed from Mark G. Cabaniss, unmarried, dated March 30, 2006 and filed for record March 31, 2006 in Instrument No. 20060331-0036884, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Instrument No. 19991213-0302267, Register's Office for Davidson County, Tennessee.

Subject to Charter of the Oak Highlands HOA of record in Book 7337, page 529, amended in Book 8765, page 100 and the Articles of Merger of record as Instrument NO. 20070807-0093758, Register's Office for Davidson County, Tennessee.

Subject to Restrictions, Covenants and Conditions of record in Book 7350, page 24, re-recorded in Book 7367, page 587, amended in Book 8765, page 77 and further amended in Instrument Nos 20000428-0042354 and 20020725-0089130, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

2014 Taxes have been prorated and assumed by the Grantee(s).

This has never been the marital residence of Troy M. Fleming.

unimproved ☐

This is improved ☒ property, known as 708 Canoe Ridge Point, 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.

TMF

Witness my hand this 25th day of April, 2014.

Troy M. Fleming

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Knox

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Troy M. Fleming the bargainor (s), 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 Nashville, Tennessee this 25th day of April, 2014.

Commission expires: ~~February 22, 2016~~

~~Judith C. Jacobs~~ ~~Notary Public~~

Nanette Dotson Hurst

Nanette Dotson Hurst, Notary Public

NANETTE DOTSON HURST
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES 11-4-2017