WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140033161 DEEDWARR
Recvd: 05/13/14 13:37 2 pgs
Fees:13.00 Taxes:580.90

20140513-0040956

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2014.

Memorie White
Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Nashwa Eid and Ashraf S. Torky, wife and husband	FlagStar Bank	173 09 0A 114.00 CO
(NAME) 7307 Althorp Way	(NAME) 5151 Corporate Dr	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Troy, MI 48098	
(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, Danielle Barton and Chris Barton, Wife and Husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nashwa Eid and Ashraf S. Torky, wife and husband, 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. 4 on the Map/Plan of Lenox Village, Section 2, Revision 1, as shown on the plat of record in Instrument No. 20020731-0091872, in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Danielle Barton and Chris Barton, Wife and Husband, by deed of record in Instrument Number 20101223-0102160Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Lenox Village, Section 2, Revision 1 of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee. Master Deed of record in Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20020315-0032825, Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20021226-0158459, Instrument No. 20020911-0110906, Instrument no. 20040526-0062220, Instrument No. 20050113-0005133 and Instrument No. 20050119-0006853, said Register's Office. Master Deed and bylaws of record in Instrument No. 20020315-0032825, said Register's Office. Sewer Easements of record in Instrument No. 20011129-0130322 and Instrument No. 20020408-0042676, said Register's Office. Right of Way Easement of record in Instrument No. 20010103-0000902, said Register's Office. Water Main Easement of record in Instrument No. 20011112-0123853, said Register's Office. Sewer and Storm Drainage Easements of record in Book 7361, Page 230, Book 7985, Page 449, Instrument No. 20010918-0100850 and in Instrument No. 20011106-0121932, said Register's Office. Deed of Lenox Village HOA recorded in Instrument No. 20060314-0029219, Register's Office for Davidson County, Tennessee. Charter of Lenox Village HOA recorded in Instrument No. 20010412-0045831, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7307 Althorp Way, Nashville, TN 37211

(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.

Witness our hands this 9th day of May, 2014.

Danielle Barton by Chris Barton
Danielle Barton by Chris Barton, Attorney-in-Fact Attorney in Fact

Chris Barton
Chris Barton

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 Chris Barton, 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 the 9th day of May 2014.

Commission expires: 7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 9th day of May 2014 before me personally appeared Chris Barton, the person who executed the foregoing instrument on behalf of Danielle Barton, and acknowledged that he executed the same as the free act and deed of the said Danielle Barton, through Power of Attorney granted 5-6-14 by the said Danielle Barton.

Witness my hand and official seal at Franklin, Tennessee this the 9th day of May 2014.

Commission expires: 7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public