WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140055829 DEEDWARR
Recvd: 07/31/14 16:14 2 pgs
Fees: 13.00 Taxes: 725.20

20140731-0068629

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Deborah L Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2014.

Heather Leach
Notary Public

MY COMMISSION EXPIRES: 1-14-18

(AFFIX SEAL)

HEATHER LEACH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF CARROLL

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Romany Saleh	same	151090A06200CO
(NAME)	(NAME)	
4512 Cheshire Pass	same	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	same	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Herbert W. DeBerry and Fervetter P. DeBerry, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Romany Saleh and Wife, Mariem Wahba**, hereinafter called the GRANTEE(S), their heirs and/or 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. 62, on the Final Plat of Long Hunter Chase, A Residential Planned Unit Development, Phase 1, Section II, of record in Plat Book 9700, Page 638, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Herbert W. Deberry and Fervetter P. Deberry, husband and wife by Warranty Deed dated 12/09/1999 from Barry Construction Company, a Tennessee corporation of record in Instrument 199912140302954, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 595 and Plat Book 9700, Page 638, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 9430, Page 251, said Register's Office.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8197, Page 288 and Book 10796, Page 619, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9588, Page 930, said Register's Office.

Charter of the Homeowner's Association of record in Book 9433, Page 953, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Instrument 200308200120927, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4512 Cheshire Pass, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 25th day of July, 2014.

Herbert W. DeBerry

Fervetter P. DeBerry

State of Tennessee
County of Wilson

Personally appeared before me Herbert W. DeBerry and Fervetter P. DeBerry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of July, 2014.

Notary Public
My Commission Expires: 8-14-17

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC MARILYN C. NEWMAN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122