BILL GARRETT, Davidson County
Trans:T20140058266 DEEDWARR
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Fees:13.00 Taxes:603.10

20140808-0071679

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,000.00

Haroun Attia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2014.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Haroun Attia	U.S. Bank, N.A.	Parcel ID:
5216 Sunsail Drive	3301 Rider Trail	151090B03300CO
Antioch, TN 37013	Earth City, MO 63045	

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, we

Charles K. Prime and wife, Lesa M. Prime

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Haroun Attia, married

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. 33 on the Plat of Phase 1-A, Revision One, Lakeside Cove at Percy Priest, of record in Instrument 20041202-0143540, a revision of Instrument 20041020-0126312, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles K. Prime and Lesa M. Prime, a married couple, by deed from Dawn Sims and Decotus Sims, a married couple, of record in Instrument 20140211-0012068, dated February 10, 2014, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20041105-0133677, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20041202-0143540, a revision of Instrument 20041020-0126312, said Register's Office; (3) Storm Water Detention Agreement of record in Instrument 20040914-0110817 and 20041021-0126693, Register's Office for said County; (4) TVA Line Easement of record in Book 2336, Page 614 and Book 4428, Page 571, Register's Office for said County; (5) Water Line Easement of record in Book 8175, Page 783, Register's Office for said County; (6) Sewer Easement of record in Instrument 20020212-0018699, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5216 Sunsail Drive, 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, 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 7th day of August, 2014.

Charles K. Prime

Lesa M. Prime

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles K. Prime and Lesa M. Prime, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 2014.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.