WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-4-17

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140063876 DEEDWARR
Recvd: 08/28/14 09:57 2 pgs
Fees:13.00 Taxes:499.50
20140828-0078585

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerges Grs	Gerges Grs	150-06-A-026.00
(NAME)	(NAME)	
4309 Ayers Drive	4309 Ayers Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, I, **Hamdy Botros**, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerges Grs and Ragaa Shawky, 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. 26 on the Plan of The Parks at Priest Lake, Phase 2, of record in Instrument No. 20100924-0076273, corrected in Instrument No. 20101109-0089918, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Hamdy Botros, married, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated September 29, 2011, of record in Instrument No. 20110930-0075858, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20100924-0076273, corrected in Instrument No. 20101109-0089918; Restrictions of record in Instrument No. 20090929-0090300, amended in Instrument No. 20091216-0114551 and Book 9057, page 827; Easement for sanitary sewer of record in Book 5300, page 903; Book 6186, page 235; Book 7170, page 775 and Book 7170, page 778; Easement for sewer line of record in Book 7416, page 249; Book 7416, page 311; Book 8127, page 949 and Book 9127, page 953; Easement to Gulf State Gas Company of record in Book 2242, page 251; Stormwater Detention Agreement of record in Instrument No. 20070423-0047709 ;Drainage easement and right of way for street of record in Book 8657, page 543; Book 8657, page 592; Book 8493, page 687; Book 8493, page 701 and Book 8493, page 704; Subject to matters on Final Plat, Alicia Lane Subdivision of record in Instrument No. 20090910-0084797; All matters appearing on the Plan of Re-subdivision of Open Space #1, The Parks at Priest Lake, Phase 1, of record in Instrument No. 20100311-0018660; Conveyance of open space to Homeowners Association of record in Instrument No. 20100305-0017338; and Subject to matters on plat of record in Book 6200, page 220, corrected in Book 6821, page 359; Book 7900, page 518 and Book 8250, page 7900, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4309 Ayers Drive, 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.

Witness my hand this 26th day of August, 2014.

Hamdy Botros

Mariam Anees

* I, Mariam Anees, wife of Hamdy Botros, do hereby join in the provisions of this instrument for the purpose of transferring any and all right, title and interest that I might have in the foregoing described property by reason of any marital status, or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Hamdy Botros and Mariam Anees, 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 the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of August, 2014.

Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017