WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140079116 DEEDWARR
Recvd: 10/21/14 11:13 2 pgs
Fees:13.00 Taxes:506.90
20141021-0096895

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Agaibi Fawzy	**NEW OWNER**	15005035500
(NAME)	(NAME)	
373 Cedarcliff Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Michael Sales Theresa G. Sales, husband and wife, as tenants by the entirety**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Agaibi Fawzy and Nermeen Fawzy, husband and wife**, 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 all of Lot No. 152, n the Subdivision Plan for Phase I, Forest View Park, Section V, plat of record in Book 6250, Page 203, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Richard L. Carney and wife, Elizabeth C. Carney by Warranty Deed dated from Orestes Meeks and wife, Margaret Meeks of record in Book 8917, Page 534, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Sales and Theresa G. Sales, husband and wife, as tenants by the entirety by Warranty Deed dated from Bank of America. N. A. successor by merger to BAC Home Loans Servicing. LP fka Countrywide Home Loans Servicing. LP on behalf of the Fannie Mae Remic Trust of record in Instrument 201407170063312, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) All matters as set forth per plat of record in Book 6250, Page 203, said Register's Office. (2) Restrictions of record in Book 6569, Page 290, said Register's Office. (3) Deed of Conveyance Easement of record in Book 6897, Page 108 and Book 6897, Page 154, said Register's Office.

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 373 Cedarcliff Road, Antioch, TN 37013

File No.: 01288-22780
SMG TN Warranty Deed

(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 17th day of October, 2014.

Michael Sales

Theresa G. Sales

State of Tennessee
County of Sumner

Personally appeared before me Michael Sales and Theresa G. Sales, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of October, 2014.

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public Escrow Officer
My Commission Expires: 1/27/15

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066