This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Suite C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 150060A024.00

Davidson County DEEDWARR
Recvd: 11/07/14 16:32 3 pgs
Fees:18.00 Taxes:647.13
20141107-0103324

NAME & ADDRESS OF NEW OWNER:
Zakaria S. Zakhary and Samia Tawfiles
4312 Ayers Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
~~New Owner~~
US Bank —
3180 Rider Trail South
Earth City, MO 63045

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **NEIL A. ANDERSON AND JOYCE L. ANDERSON, HUSBAND AND WIFE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **ZAKARIA S. ZAKHARY AND SAMIA TAWFILES HUSBAND AND WIFE,** "Grantee(s)", Their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 24, on the Plan of The Parks at Priest Lake, Phase One, as shown by plat appearing of record in Instrument No. 20090910-0084798, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Neil A. Anderson and Joyce L. Anderson, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated September 12, 2011, appearing of record in Instrument No. 20110914-0071289, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plats at Instrument No. 20090910-0084798, Instrument No. 201000924-0076273, and Instrument No. 20101109-0089918, Register's Office for Davidson County, Tennessee.; Easement to Gulf Interstate Gas Company of record in Book 2242, page 251, Register's Office for Davidson County, Tennessee; Sanitary Sewer & Drainage Easements of record in Book 5300, page 903, Book 6186, page 235, Book 7170, page 775, and Book 7170, page 778, Register's Office for Rutherford County, Tennessee.; Stormwater Detention Agreement of record in Instrument No. 20070423-0047709, Register's Office for Davidson County, Tennessee.; Drainage Easements of record in Book 8657, page 543 & 592, Book 8493, page 687, Book 8493, page 701, and Book 8493, page 704, Register's Office for Davidson County, Tennessee.; Quitclaim Deed for Common Areas of record in Instrument No. 20100305-0017338, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of The Parks at Priest Lake Subdivision of record in Instrument No. 20090929-0090300 and Instrument No. 20091216-0114551; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 4312 Ayers Dr., Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 5th day of November, 2014.

Neil A. Anderson

Joyce L. Anderson

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Neil A. Anderson and Joyce L. Anderson, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 5th day of November, 2014.

Audra D. Cross
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

NOTARY PUBLIC

My Commission Expires: 5-23-16

AFFIDAVIT

My Commission Expires: 05-23-2016

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $174,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 11-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE