# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $175,395.00.

Affiant

Subscribed and sworn to before me this 16th day of January, 2015

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Maged M. Samaan | Pinnacle Bank | 149-07-0A-006.00 |
| 701 Dover Glen Drive | 150 3rd Avenue South, Suite 900 | |
| Antioch, TN 37013 | Nashville, TN 37201 | |

Davidson County DEEDWARR
Recvd: 01/20/15 08:07 2 pgs
Fees:13.00 Taxes:648.96
**20150120-0005111**

**WITNESSETH:** That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mike Mekhail**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Maged M. Samaan and Afaf A. Abrahem, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**BEING LOT NO. 6 ON THE PLAN OF CHELSEA VILLAGE, OF RECORD IN PLAT BOOK 7900, PAGES 119, 120 AND 121, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.**

**BEING THE SAME PROPERTY CONVEYED TO MIKE MEKHAIL BY WARRANTY DEED FROM HANY FARID DATED 8/22/14 OF RECORD IN INSTRUMENT NUMBER 20140915-0083973, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 7900, Pages 119, 120 and 121, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8082, Page 329; Book 8083, Page 386; Book 8372, Page 968; Book 8813, Page 192; Book 8838, Page 542 and Book 8842, Page 434, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9503, Page 493, Register's Office for Davidson County, Tennessee.

This is improved property known as: **701 Dover Glen Drive, Antioch, TN 37013**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 16, 2015.

**Mike Mekhail**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mike Mekhail** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 16, 2015

My commission expires 11-6-17

Notary Public

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, Jennifer Pierce, 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.

My commission expires: 11-6-17

Notary's Signature

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY