BILL GARRETT, Davidson County
Trans:T20150024943 DEEDWARR
Recvd: 04/06/15 12:00 2 pgs
Fees:13.00 Taxes:185.00
20150406-0029545

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
15-0051

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF March, 2015.

Notary Public

Commission Expiration: 4/20/15

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY GUERRY N. CRUM

ADDRESS OF NEW OWNER:
Shehata Gergies
1513 Saddleview
Mt Juliet TN 37122

SEND TAX BILLS TO:
Shehata Gergies
1513 Saddle View
Mt Juliet TN 37122

MAP-PARCEL:
175080003900

WARRANTY DEED

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,

Nikki Diss

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shehata Gergies

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:

3921 Rock Creek Road

Being Lot No. 38 on the Plan of Hickory Woods, Section B, of record in Plat Book 6900, page 512, and corrected in Plat Book 9997, page 844, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nikki Diss from Nikki J. Parsons NKA Nikki Diss by deed dated 09/24/2012 filed for record on 09/24/2012 in Instrument No. 20120924-0086797, in the Register's Office for Davidson County, Tennessee.

3917 Rock Creek Road

Being Lot No. 39 on the Plan of Hickory Woods, Section B, of record in Plat Book 6900, page 511, and corrected in Plat Book 9997, page 844, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nikki Diss from Nikki J. Parsons NKA Nikki Diss by deed dated 09/24/2012 filed for record on 09/24/2012 in Instrument No. 20120924-0086796, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is unimproved property known as 3917 & 3921 Rock Creek Road, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 27 day of March, 2015.

Nikki Diss

Nikki Diss

STATE OF TENNESSEECOUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nikki Diss**, 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 this 27 day of March, 2015.

Notary Public

Commission Expiration: 4/2015

QUENN N. CRUM
STATE
OF
TENNESSEE
NOTARY
PUBLIC
SUMNER COUNTY