(1) Return to: Bridgehouse Title

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $179,000.00

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 8th day of May, 2015.

Notary Public
My commission expires: 6-4-17

BILL GARRETT, Davidson County
Trans:T20150038838 DEEDWARR
Recvd: 05/19/15 11:53 2 pgs
Fees:13.00 Taxes:662.30
20150519-0046057

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

04-1504-55505

Address of New Owner:	Send Tax Bills to:	Tax Information
Ehap M. Shehata	U.S. Bank, N.A.	1150-14-0-B-
4548 Hamilton Lane	3301 Rider Trail	021.00 CO
Antioch TN 37013	Earth City, MO 63045	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Samir Youssef, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ehap M. Shehata, a married man, hereinafter called the Grantees, their successors 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. 37, on the Plan of Hamilton Church, Phase 1, of record in Instrument No. 20050831-0104380 as Amended in Instrument No. 20070216-0019954, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samir Youssef by deed from J2K Builders, LLC, dated October 14, 2014, of record in Instrument No. 20141021-0096800, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4548 Hamilton Lane, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of May, 2015.

Samir Youssef

Samir Youssef

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samir Youssef, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 8th day of May, 2015.

Notary Public
State of Tennessee at Large

My Commission expires: 5/23/16

