# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048792 DEEDWARR
Recvd: 06/18/15 15:00 4 pgs
Fees:23.00 Taxes:547.60
20150618-0058500

DAVIDSON COUNTY JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$148,000.00**

Affiant

Subscribed and sworn to before me this 3rd day of June, 2015

Notary Public
My Commission expires: 2-6-17
(Affix Seal)

**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: |
|---|---|---|
| Wagdy Habashy | U.S. Bank N.A. | 176-05-0B-043.00CO |
| 5316 Sunnyvale Drive | 3180 Rider Trail South | |
| Antioch, TN 37013 | Earth City, MO 63045 | |

**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, **Morad E. Eshak, unmarried and Isis R. Saroufeim, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wagdy Habashy and Amal S. Nagieb, 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. 138 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Pages 884-887, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.**

**Being the same property conveyed to Morad E. Eshak, unmarried from Kimberly Stallworth and husband, Dwayne Stallworth by Warranty Deed on July 15, 2005, of record in Instrument Number 20050725-0085936, Register's Office for Davidson County, Tennessee. Further conveyed to Dan Cook Trustee from Morad Eshak and then to Morad E. Eshak, unmarried and Isis R. Saroufeim by QuitClaim Deed on October 5, 2007, of record in Instrument Number 20071023-0125137, 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 6900, Pages 884-887, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7823, Page 857, as amended in Book 7857, Page 94; Book 7876, Page 75; Book 9616, Page 470; Book 9619, Page 477; Book 9678, Page 187; Book 9764, Page 44 and Book 11180, Page 802, Register's Office for Davidson County, Tennessee.
- Conveyance of common area and/or open space to Hickory Woods Estates Homeowner's Association, Inc., of record in Book 9786, Page 923, Register's Office for Davidson County, Tennessee.
- Charter of Hickory Woods Estates Homeowner's Association, Inc., of record in Book 7857, Page 87 and Book 7876, Page 67 and Book 9680, Page 319, Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument Numbers 20010614-0062709; 20011015-0111957 and 20031010-0150800, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7932, Page 648, as amended in Instrument Numbers 20001207-0120450 and 20010614-0062710, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 5055, Page 441; Book 8169, Pages 571, 579 and 588; Book 5935, Pages 708, 711 and 717; Book 5935, Pages 707, 714 and 715; Book 6008, Page 756; Book 4435, Page 9; Book 4435, Page 20; Book 8169, Page 564; Book 8169, Page 571; Book 9790, Page 311; Book 4897, Page 209; Book 5909, Page 915; Book 5897, Page 209; Book 7145, Page 614; Book 7145, Pages 614 and 618; Book 6952, Page 830; Book 9790, Page 311; Book 10153, Page 990; Book 437, Page 39 and Book 9632, Page 973, Register's Office for Davidson County, Tennessee.
- Subject to Hurricane Creek.

- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas elements.

This is improved property known as: **5316 Sunnyvale 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 June 5, 2015.

Morad E. Eshak

Isis R. Saroufeim

STATE OF See attached

COUNTY OF

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Morad E. Eshak and Isis R. Saroufeim** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 5, 2015.

My commission expires

Notary Public

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT** **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of Los Angeles )

On June 10, 2015 before me, Ramin Mirage / Notary Public,
*Date* *Here Insert Name and Title of the Officer*

personally appeared Morad S. Eshak
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RAMIN MIRAGE
COMM. #2111683
Notary Public - California
Los Angeles County
My Comm. Expires May 15, 2019

Signature Ramin Mirage
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

| | |
|---|---|
| Signer's Name: _____ | Signer's Name: _____ |
| ☐ Corporate Officer — Title(s): _____ | ☐ Corporate Officer — Title(s): _____ |
| ☐ Partner — ☐ Limited ☐ General | ☐ Partner — ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: _____ | ☐ Other: _____ |
| Signer Is Representing: _____ | Signer Is Representing: _____ |

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State of California )
County of Los Angeles )

On June 10, 2015 before me, Ramin Mirage / Notary Public,
*Date* *Here Insert Name and Title of the Officer*

personally appeared Isis Rady Saroufeim
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RAMIN MIRAGE
COMM. #2111683
Notary Public - California
Los Angeles County
My Comm. Expires May 15, 2019

Signature Ramin Mirage
*Signature of Notary Public*

*Place Notary Seal Above*

***OPTIONAL***

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

| | |
|---|---|
| Signer's Name: _____ | Signer's Name: _____ |
| ☐ Corporate Officer — Title(s): _____ | ☐ Corporate Officer — Title(s): _____ |
| ☐ Partner — ☐ Limited ☐ General | ☐ Partner — ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☐ Other: _____ | ☐ Other: _____ |
| Signer Is Representing: _____ | Signer Is Representing: _____ |

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