WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150048806 DEEDWARR
Recvd: 06/18/15 15:10 2 pgs
Fees: 13.00 Taxes: 669.70
20150618-0058508

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$181,000.00.** CD2

Affiant

Subscribed and sworn to before me this 12th day of June, 2015.

Notary Public
My Commission expires: (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:
Ramsis W. Yousef	U.S. Bank N.A.	174-01-0A-054.00CO
1213 Anduin Avenue	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, **Mina Abdelsayed, a single man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ramsis W. Yousef and wife, Amira Yousef** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 44, on the Plan of First Amendment, Rivendell Woods, Phase 1, Section 1, according to plat and survey appearing of record in Instrument Number 20070329-0037618, 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 Mina Abdelsayed, a single man from Tennessee Housing Development Agency by Special Warranty Deed on August 13, 2012, of record in Instrument Number 20120815-0072950, 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 Instrument Number 20070329-0037618, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20070607-0068416, as amended and supplemented in Instrument Numbers 20080722-0074876; 20100831-0068917 and 20130920-0099329, Register's Office for Davidson County, Tennessee.
- Charter of Rivendell Homeowner's Association, Inc., of record Instrument Number 20081031-0108933, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 9487, Page 908; Book 4215, Page 632; Instrument Numbers 20070522-0061016; 20031104-0161896; 20070430-0050843; 20040702-0079201 and 20100517-0037513, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1213 Anduin Avenue, 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 12, 2015.

Mina Abdelsayed

Mina Abdelsayed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mina Abdelsayed** 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 12, 2015

My commission expires 11-5-2018

Notary Public

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

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE