File Box 8

BILL GARRETT, Davidson County
Trans:T20150050658 DEEDWARR
Recvd: 06/24/15 14:20 2 pgs
Fees:13.00 Taxes:555.00
20150624-0060711

PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*
*Email*

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 57557
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Amgad S. Soliman<br>Hanaa Mansour<br>3005 Sky Valley Grove<br>Nashville, TN 37217 | US Bank<br>500 East Main Street<br>Bowling Green, KY 42101 |

**TAX MAP PARCEL NUMBERS:** 135100CO5400CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$150,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daryl Hickman, Sr. and Lisa Hickman**, husband and wife, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Amgad S. Soliman and wife, Hanaa Mansour** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Ransom Park, Section Three, of record in Instrument No. 20030718-0101335, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daryl Hickman, Sr., and wife, Lisa Hickman by Warranty Deed from General Construction Company, Inc., dated March 24, 2006, recorded on April 14, 2006, of record in Instrument No. 20060417-0043183, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2015, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 135100CO5400CO. The Plan, with Owner's Certificate, of record in Instrument No. 20030718-0101335, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200007250073496 and Instrument No. 200110100110579, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

**This is improved property, known as 3005 Sky Valley Grove, Nashville, TN 37217**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 23rd day of June, 2015.

**Daryl Hickman, Sr.** **Lisa Hickman**

**State of** Tennessee

**County of** Davidson

On this 23rd day of June, 2015 before me the undersigned authority, personally appeared Daryl Hickman, Sr. and Lisa Hickman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $150,000.00.

Affiant

Sworn and subscribed before me this 23rd day of June, 2015.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017