BILL GARRETT, Davidson County
Trans:T20150054166 DEEDWARR
Recvd: 07/06/15 13:13 2 pgs
Fees:13.00 Taxes:518.00
20150706-0065024

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Atef Sobhy & Fife Shafik
4036 Pepperwood Drive
Antioch, TN 37013

SEND TAX BILL TO:
US Bank, National Association
3180 Rider Trail South
Earth City, MO 63045

MAP/PARCEL 165-13-0A-097.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Mary Beth Johnson, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **Atef Habil Sobhy and FiFe Shafik, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 491 on the Plan of Section Eight Peppertree Forest, a Planned Unit Development of record in Plat Book 7900, Page 652, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clint B. McGown III and wife, Mary Beth McGown by Warranty deed from Daniel J. Walsh, unmarried of record in Book 10869, page 2, Register's Office for Davidson County, Tennessee, dated March 27, 1998 and recorded on April 02, 1998; and same property conveyed to Mary Beth Johnson by Final Decree of Divorce recorded in Instrument No. 20040716-0085311.

This is improved property known as: **4036 Pepperwood Drive, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 7900, page 652, and restrictions in Book

8757, page 607, amended in Book 9287, Page 698, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 29th day of June, 2015.

Mary Beth Johnson

Mary Beth Johnson

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Mary Beth Johnson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of June, 2015.

Beverly J. Heatherly

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-05-15

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $140,000.00

Erica Allyn

AFFIANT

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Subscribed and sworn to before me this the 29th day of June, 2015.

Elizabeth Maison

NOTARY PUBLIC

My Commission Expires: 02-11-16

File No: 158418

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066