(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150054983 DEEDWARR
Recvd: 07/08/15 09:55 3 pgs
Fees: 18.00 Taxes: 510.60

20150708-0066055

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-4-17 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Atef Gendy	Atef Gendy	150-05-0-185.00
(NAME)	(NAME)	
2816 Desplane Drive	2816 Desplane Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,we, Dwenette L. Pruitt-Guydon, Cathryn Guydon, Dwenette L. Pruitt-Guydon as Guardian of Joseph Guydon, Jr., and Dwenette L. Pruitt-Guydon as Guardian of Joshua Guydon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Atef Gendy and Mariana Thabet, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 732 on the Plan of Edge-O-Lake Estates, Section 17 of record in Book 4460, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Joseph L. Guydon, Sr., married, by Warranty Deed from Thomas W. Koblinsky and wife, Sally A, Koblinsky, dated August 27, 1998, of record in Book 11087, page 646, Register's Office for Davidson County, Tennessee. The said Joseph L. Guydon, Sr. died intestate on December 5, 2012, and his sole surviving heirs at law are his wife, Dwenette L. Pruitt-Guydon and three children, Cathryn Guydon, Joseph L. Guydon, Jr. and Joshua Guydon as shown in Affidavit of Heirship of record in Instrument No. 20150313-0021913, Register's Office for Davidson County, Tennessee. The said Joseph L Guydon, Jr. is a minor with Dwenette L. Pruitt-Guydon appointed as his Guardian with consent to convey his interest in the afore-described tract or parcel of land as shown in Case No. 15P-977 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). The said Joshua Guydon is a minor with Dwenette L. Pruitt-Guydon appointed as his Guardian with consent to convey his interest in the afore-described tract or parcel of land as shown in Case No. 15P-978 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 732 on the Plan of Edge-O-Lake Estates, Section 17 of record in Book 4460, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Joseph L. Guydon, Sr., married, by Warranty Deed from Thomas W. Koblinsky and wife, Sally A, Koblinsky, dated August 27, 1998, of record in Book 11087, page 646, Register's Office for Davidson County, Tennessee. The said Joseph L. Guydon, Sr. died intestate on December 5, 2012, and his sole surviving heirs at law are his wife, Dwenette L. Pruitt-Guydon and three children, Cathryn Guydon, Joseph L. Guydon, Jr. and Joshua Guydon as shown in Affidavit of Heirship of record in Instrument No. 20150313-0021913, Register's Office for Davidson County, Tennessee. The said Joseph L Guydon, Jr. is a minor with Dwenette L. Pruitt-Guydon appointed as his Guardian with consent to convey his interest in the afore-described tract or parcel of land as shown in Case No. 15P-977 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). The said Joshua Guydon is a minor with Dwenette L. Pruitt-Guydon appointed as his Guardian with consent to convey his interest in the afore-described tract or parcel of land as shown in Case No. 15P-978 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

unimproved ☐

This is improved ☑ property, known as 2816 Desplane Drive, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 6th day of July, 2015.

Dwenette L. Pruitt-Guydon

Cathryn Guydon

By: Joseph L. Guydon Jr. by DG
Joseph L. Guydon by Dwenette L. Pruitt-Guydon,
his Guardian per order in Case No. 15P-977,
Seventh Circuit Court for Davidson County, TN
(Probate Division)

By: Joshua Guydon by DG
Joshua Guydon by Dwenette L. Pruitt-Guydon,
his Guardian per order in Case No. 15P-978,
Seventh Circuit Court for Davidson County, TN
(Probate Division)

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Dwenette L. Pruitt- Guydon, individually and as Guardian for Joseph L. Guydon and Guardian for Joshua Guydon and Cathryn Guydon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 6th day of July, 2015.

Notary Public
My Commission Expires: 6-4-17

File No.: 20651

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