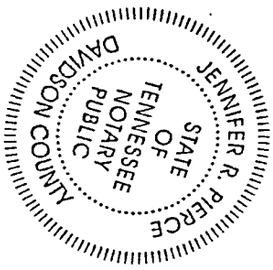
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/27/15 08:05 2 pgs
Fees:13.00 Taxes:695.60
20150727-0073209



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$188,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 21st day of July, 2015.

Notary Public
My Commission expires: 11-6-17
(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:
Shenouda M. Nakady	US Bank N.A.	149120B01100CO
5160 Rice Road Apt. 68	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, **Simon Ghattas and wife, Magdolin Ageed (n/k/a Magdolin Ageed Ghattas)**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shenouda M. Nakady and Mariam Nakady, husband and wife,** 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. 11, on the plan of FOREST COVE SUBDIVISION, PHASE 2, A PLANNED UNIT DEVELOPMENT, as shown by plat appearing of record in Plat Book 9700, Pages 976-977, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Simon Ghattas and wife, Magdolin Ageed from The Craig Company by Warranty Deed on October 31, 2002, of record in Instrument Number 20021108-0137871, 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 9700, Page 731 and Plat Book 9700, Pages 976 and 977, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11149, Page 641, and amended in Book 11313, Page 436, Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record in Book 11595, Page 877, Register's Office for Davidson County, Tennessee.
- QuitClaim Deed to Homeowner's Association for common area and open space, Phase 2, of record in Instrument Number 20000407-0035204, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 437, Page 21; Book Book 2244, Page 13; Book 3463, Page 126; Book 3852, Page 679; Book 4607, Page 484; Book 2905, Page 501; Book 7181, Page 183; Book 7582, Page 193; Book 8204, Page 276; Book 8204, Page 22; Book 7269, Page 389 and Book 11540, Page 798, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1204 Twin Circle Drive, Nashville, TN 37217**

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 July 21, 2015.

Simon Ghattas

Magdolin Ageed Ghattas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Simon Ghattas and Magdolin Ageed** * to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained. * Ghattas

WITNESS my hand and Official Seal at office this July 21, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17