WARRANTY DEED

STEPHANIE MOPEAK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,444.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2015

Notary Public

MY COMMISSION EXPIRES: January 15, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan Awad Awad **Manal Ghaly**	New owner	164-10-0A-222.00
(NAME)	(NAME)	
4409 Sandpiper Lane		Davidson County DEEDWARR Recvd: 08/07/15 09:07 3 pgs Fees:18.00 Taxes:604.74 **20150807-0078755**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Shawn J. Ellis and wife, and Elizabeth Ellis,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nathan Awad Awad and Manal Ghaly, 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:

LAND in Davidson County, Tennessee, being all of Lot No. 143 on the plan of Village Four, Summerfield, as shown on plat of record in Instrument Number 20030401-0042979, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Shawn J. Ellis and wife, Elizabeth Ellis by Warranty Deed recorded in Instrument Number 20050531-0060681, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 11588, Page 484, as amended in Book 11669, Page 376, Instrument Number 20010308-0021946, Instrument Number 20010504-0046260, and Instrument Number 20030527-0071168; supplemented to include Village Four in Instrument Number 20030527-0071167; By-Laws of record in Book 11648, Page 662, as amended in Instrument Number 20010504-0046261, Register's Office for Davidson County, Tennessee. HOA Charter in Book 11648, Page 660, as amended in Instrument Number 20010326-0028531, Register's Office for Davidson County, Tennessee. Conveyance of Common Areas in Instrument Number 20010514-0049520; Sanitary Sewer and/or Storm Drainage Easement in Instrument Number 20000809-0079074, Register's Office for Davidson County, Tennessee. Easement in Instrument Number 20000824-0083643, Register's Office for Davidson County, Tennessee. Easements in Instrument Numbers 20000913-0091247, 20000913-0091248 and 20000913-0091249, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement in Instrument Number 20000113-0004777, Register's Office for Davidson County, Tennessee. All existing easements and all other matters shown on plat of record in Instrument Number 20030401-0042979, Register's Office for Davidson County, Tennessee. This property is subject to mandatory HOA Dues.

unimproved ☐

This is improved ☑ property, known as 4409 Sandpiper Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

(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 my/our hands this 31st day of July, 2015.

Shawn J. Ellis

Elizabeth Ellis

State of Tennessee
County of Williamson

Personally appeared before me Shawn J. Ellis and Elizabeth Ellis, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31 day of July, 2015.

Notary Public

My Commission Expires:

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

File No.: 9395

True Copy Certification

I, J. Andrew Wiley, 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 Tennessee

County of Williamson

Personally appeared before me: Stephanie McPeake a notary public for this county and state, J. Andrew Wiley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: January 11, 2017

Notary' Seal (if on paper)

