BILL GARRETT, Davidson County
Trans:T20150066344 DEEDWARR
Recvd: 08/10/15 14:21 2 pgs
Fees:13.00 Taxes:599.40
20150810-0079792

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

ADDRESS NEW OWNER:
Ehab N. Guirguis & Marina Ibrahim
1316 Blairfield Drive
Antioch, TN 37013

SEND TAX BILL TO:
New Owner

MAP/PARCEL 174-11-0A-110.00-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, **Joseph B. Mulloy, II, an unmarried man,** has this day bargained and sold, and does hereby transfer and convey unto **Ehab N. Guirguis and Marina Ibrahim, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of First Revision to Cane Ridge Farms, Phase One, Section Three of record in Plat at Instrument No. 20010606-0059239 and revised in Instrument Number 20020712-0084136, 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 Joseph B. Mulloy, II by Warranty deed from Signature Homes, Inc. of record in Instrument No. 20040928-0116768 Register's Office for Davidson County, Tennessee, dated September 17, 2004 and recorded on September 28, 2004.

Being also known as 1316 Blairfield Drive Antioch, TN 37013.

This is improved property known as: **1316 Blairfield 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 Instrument Number 20010606-0059239 and

revised in Instrument Number 20020712-0084136 and Owners Certificate of Correction in Instrument Number 20030210-0018021, and restrictions in Instrument Number 20001204-0119093, Second Amendment of record in Instrument No. 20010815-0088370, Third Amendment of record in Instrument No. 20040319-0031603, Fourth Amendment of record in Instrument No. 20041102-0131848 and Instrument No. 20100526-0040558, Instrument Number 20010815-0088360 and Instrument No. 20010816-0088852, and Instrument Number 20010815-0088361, 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 17th day of July, 2015.

Joseph B. Mulloy, II

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson BBH

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

WITNESS my hand and official seals at office this 17th day of July, 2015.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-05-16

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson BBH

The actual value or consideration, whichever is greater, for this transfer is $162,000.00.

AFFIANT

Subscribed and sworn to before me this the 17th day of July, 2015.

NOTARY PUBLIC

My Commission Expires: 10-05-16

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY