WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150079176 DEEDWARR
Recvd: 09/17/15 13:26 2 pgs
Fees:13.00 Taxes:601.25
20150917-0094517

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

CDZ
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 11-6-17
(AFFIX SEAL)

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
Bahaa Elabd	Pinnacle Bank	164-08-0-B-062.00 CO
(NAME)	(NAME)	
1417 Priestshore Bay	150 3rd Ave S. #900	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(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, **Gerges A. Armanious and Awatif S. Armanious,** husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bahaa Elabd and Shereen Elabd, 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. 25, on the Final Plat of Lakewalk, Section Two, as the same appears of record in Instrument No. 20060209-0016039, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Gerges A. Armanious and Awatif S. Armanious, husband and wife, by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, dated July 27, 2009, of record in Instrument No. 20090729-0070911, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20060209-0016039, Restrictions of record in Instrument No. 20050127-0010145; By-Laws of Lakewalk Owners Association of record in Instrument No. 20050128-0010524; Charter of Lakewalk Owners Association of record in Instrument No. 20050125-0009336; Transmission line easement of record in Book 4425, page 575; Right of way deed to Metro Davidson County of record in Book 4563, page 896; Stormwater Detention Agreement of record in Instrument No. 20040209-0015320; and Quitclaim Deed to Lakewalk Owners Association for open space of record in Instrument No. 20060907-0110530, all of record in the Register's Office for **Davidson** County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1417 Priestshore Bay, Antioch, TN 37013
(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 10th day of September, 2015.

Gerges A. Armanious

Awatif S. Armanious

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Gerges A. Armanious and Awatif S. Armanious, 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 Nashville, Tennessee, this 10th day of September, 2015.

Notary Public
My Commission Expires: _____

File No.: 21572

