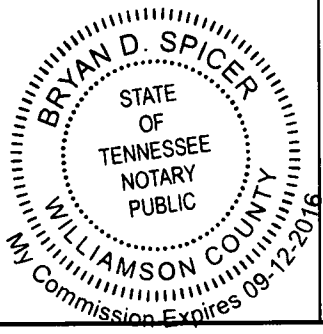
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(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
Wagih Roshdy Yassa Sonbol	Wagih Roshdy Yassa Sonbol	149150A38900CO, 149150A39200CO, 149150A39500CO, 149150A39600CO, 149150A39700CO, 149150A39800CO, 149150A39900CO, 149150A40000CO, 149150A40100CO, 149150A40600CO, 149150A40700CO, 149150A40800CO, 149150A40900CO, 149150A41000CO, 149150A41300CO, 149150A41400CO, 149150A41500CO, 149150A41600CO, 149150A41700CO
157 Took Dr.	Same	
(NAME)	(NAME)	
Antioch TN 37013		
(ADDRESS)	(ADDRESS)	
(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, **Danco Property Investments, L.L.C.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wagih Roshdy Yassa Sonbol,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot Nos. 97, 100, 103, 104, 105, 106, 107, 108, 109, 114, 115, 116, 117, 118, 121, 122, 123, 124 and 125, on the Plan of Phase Ten, Cambridge Forest, as shown by plat appearing of record in Instrument No. 20070103-0001061, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed to Danco Property Investments, LLC, by Warranty Deed from Double M. Partners, LLC, dated September 29, 1999, of record in Book 11680, page 863, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 19 lots, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150102588 DEEDWARR
Recvd: 12/04/15 09:00 3 pgs
Fees:18.00 Taxes:2179.30

20151204-0122188

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 Grantors; All matters appearing on the Plat of record in Plat Book 3, page 26, Chancery Court for Davidson County, Tennessee; All matters appearing on the Plan of record in Instrument No. 20070103-0001061; Restrictions of record in Book 10332, page 1, amended in Book 10774, page 723; Instrument No. 20020221-0022797, amended in Instrument No. 20061025-0132073; Instrument No. 20061208-0152145; Instrument No. 20070409-0041417; Instrument No. 20100224-0014180; Instrument No. 20110919-0072463 and Instrument No. 20130225-0018348; Articles of Incorporation/ Charter of record in Book 10343, page 769; Easement for telephone line of record in Book 1207, page 529; Easement for right of way of record in Book 1147, page 148; Easement for sanitary sewer and/ or storm drainage of record in Book 6881, page 320 and Book 7453, page 445; Easement for sewer of record in Book 8795, page 158; Easement for storm water detention agreement of record in Book 7632, page 962 and Book 10805, page 497; Conveyance of open area to Cambridge Forest II Homeowners Association, Inc., by Quitclaim Deed of record in Instrument No. 20110919-0072464; all of record in the Register's Office for Davidson County, Tennessee.

SEE ADDITIONAL EXCEPTIONS IN ATTACHED EXHIBIT A

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 GRANTEE 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 GRANTEE, his 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 1st day of December, 2015.

DANCO PROPERTY INVESTMENTS, L.L.C.

By: Austin Daniel
Its: Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Austin Daniel with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Danco Property Investments, L.L.C. and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and official at Franklin, Tennessee, seal this 1st day of December, 2015.

Notary Public
My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

EXHIBIT A

Grantee, and its successors and assigns, acknowledges and agrees that it will install sidewalks on all front and side street frontages on the 19 lots herein conveyed in accordance with all Metro and ADA requirements and specifications as shown on the approved final plat for the subdivision. Such installation shall be made within the time specified and required by Davidson County. If, for any reason, any portion of the sidewalk or ramps installed by the Grantee and its successors and assigns, need to be repaired or replaced after this closing, Grantee, and its successors and assigns, will make all such repairs at its sole expense to the satisfaction of the governing authorities. The parties acknowledge and agree that Grantor shall have no responsibility for any sidewalk construction or repair after Closing except on those sidewalks which we installed prior to closing.

Grantor contemplates that certain of the not-yet-constructed sidewalks located on or in front of the lots being conveyed herein (the construction of said sidewalks being required by the approved plat of Cambridge Forest, Section 10) may have to be relocated, and a revision made to the final plat reflecting, among other things, the relocation of the sidewalks. If required by the local authority having jurisdiction, such revised plat shall be prepared and submitted to the appropriate departments of the Metropolitan Nashville and Davidson County Government for approval. If preparation and submission of a revised plat is required, such shall be done at Grantor's expense. Grantee, and its successors and assigns, shall cooperate with Grantor in the preparation and submission of such revised plat in all ways reasonably necessary or desirable for Grantor to fulfill its obligations to prepare and submit such revised plat including, without limitation, signing said revised plat. Grantor shall have no obligation to construct any such sidewalks no replacement should these sidewalks not meet Metro specifications.

File No.: 21867