BILL GARRETT, Davidson County
Trans:T20160001037 DEEDWARR
Recvd: 01/06/16 09:37 2 pgs
Fees:13.00 Taxes:562.40
20160106-0001104

This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Magdy Abadir
929 Birchmill Point S
Antioch, Tennessee 37013

SEND TAX BILL TO:
U.S. Bank N.A.
3180 Rider Trail South
Earth City, MO 63045

MORTGAGEE
U.S. Bank N.A.
3180 Rider Trail South
Earth City, MO 63045

MAP 175
GROUP 06 0A
PARCEL 016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **George Brandt, a married man and Eric Sox, a married man** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Magdy M. Abadir and Magdaline Mikhail, husband and wife,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING ALL OF LOT NO. 16, ON THE PLAN OF FINAL PLAT SECTION ONE, THE PRESERVE AT OLD HICKORY, "CLUSTER LOT SUBDIVISION", A PLANNED UNIT DEVELOPMENT, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NUMBER 20060824-0104545, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

Being the same property conveyed to George Brandt and Eric Sox by deed from J. Phillip Jones, Substitute Trustee, dated October 1, 2015, of record in Instrument No 20151013-0104140, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book of record in Instrument Number 20060824-0104545, said Register's Office.
3) Declaration of Covenants, Restrictions and Conditions contained in Instrument Number 20060824-0104548, and in Instrument Number 20061208-0152023.
4) Easement to Tennessee Telephone Company of record in Instrument Number 20061013-0127087
5) Easement to Colonial Pipeline of record in Book 4542, Page 131, in Book 3616, Page 453, in Book 3570, Page 13, and in Book 3571, Page 599.
6) Easement to First Suburban Water District of record in Book 4453, Page 154.
7) Transmission Line Easements of record in Book 4425, Page 582, and in Book 2346, Page 378.
8) Declaration of Taking to United States of America (TVA) of record in Book 11335, Page 609, and in Instrument Number 20021017-0127752.
9) Storm Water Detention Agreement of record in Instrument Number 20041103-0132562.
10) Charter of Homeowner's Association of record in Instrument Number 20060824-0104548.
11) Easements to TDS Telecom of record in Instrument Number 20061013-0127208
12) Any and all restrictions, conditions, and easements of record.

This is improved property known as 929 Birchmill Point S, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Magdy M. Abadir and Magdaline Mikhail, husband and wife, their heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, 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 the 5th day of January, 2016.

George Brandt

Eric Sox

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, George Brandt, a married man and Eric Sox, a married man, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of January, 2016.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $152,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of January, 2016.

NOTARY PUBLIC
My Commission Expires: 2-2-18

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.