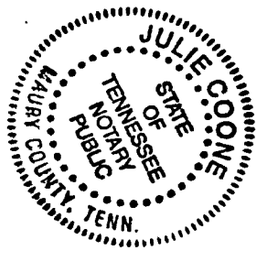
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/11/16 08:20 2 pgs
Fees:13.00 Taxes:666.00
20160311-0023280



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$180,000.00**.

Sherif Roufail
Affiant

Subscribed and sworn to before me this 7th day of March, 2016

Julie Coone
Notary Public
My Commission expires: 5-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sherif Roufail		164-00-0-065.00
1815 Wild Oaks Court	SAME	
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Carol Driver**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sherif Roufail**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 2nd Civil District of said county, described according to a survey made by Erie Drake, County Surveyor, for said county, April 29, 1921, as follows:

Beginning in the center of Mount View, formerly Lebanon and Franklin Road, at the northeast corner of Lot No. 7 on the map showing the subdivision of the W.J. Myers Farm, not of record, conveyed to John Matthews and wife, of record in Book 1229, Page 37, Register's Office for said county; thence with said Matthews eastern boundary line south 2 1/2 deg. west 132 feet to H. Painter, by deed from W.H. Harrison and wife, of record in Book 271, Page 581, said Register's Office; thence with said Painter's line south 87 1/2 deg. east 873 and north 2 1/2 deg. east 39 feet to the center of said road; thence with some south 55 deg. west 800 feet and south 50 1/4 deg. west 322 feet to the beginning containing 9.95 acres, more or less.

Being the same property conveyed to Carol Driver from Joseph T. Phillips, Substitute Trustee by Trustee's QuitClaim Deed on August 13, 2002, of record in Instrument Number 20020822-0101738, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $1,722.85 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 16400006500, which are not due until 10/1/2016.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20090828-0080986, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **6018 Mount View Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 7, 2016.

Carol Driver
Carol Driver

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carol Driver** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 7, 2016

My commission expires 5-24-17

Julie Coone
Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.