#10468

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

O-ZR-16-316-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00.

K = A. D

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160021441 DEEDWARR
Recvd: 03/16/16 09:48 2 pgs
Fees: 13.00 Taxes: 836.20
20160316-0024874

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Shenouda M. Hemaea and Rania W. Elabd	U.S. Bank Home Mtg	
(NAME)	(NAME)	**149-15-0A-031.00-CO**
316 Edenfield Court	7601 Penn Ave S. Ste A1	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richfield, MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL DAVID HUGGINS AND WIFE, BETTIE MARIE HUGGINS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHENOUDA M. HEMAEA AND RANIA W. ELABD, HUSBANND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Section One, Cambridge Forest, of record in Plat Book 9700, Pages 299 and 300, 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 Michael David Huggins, unmarried by Warranty Deed from Beazer Homes Corp. D/B/A Phillips Builders, of record in Book 10861, Page 688, Register's Office for Davidson County, Tennessee, dated March 27, 1998 and recorded on March 31, 1998.

NOTE: BETTIE MARIE HUGGINS JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER 20160316-0024873.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 9700, Pages 299 and 300, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10332, Page 1, as amended in Book 10774, Page 723, Register's Office for Davidson County, Tennessee,
- Charter of record in Book 10343, Page 769, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for common elements of record in Instrument No. 20030624-0086951, in the Register's Office for Davidson County, Tennessee.
- Storm Water Agreement of record in Book 10805, Page 497, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Bellsouth Telecommunications, Inc., as set forth in instrument recorded in Book 10779, Page 27, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 10800, Page 894 and Book 10800, Page 932, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **316 Edenfield Court , 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 14th DAY OF MARCH, 2016.

Michael David Huggins by Bettie Marie Huggins attorney in fact.
Michael David Huggins by Bettie Marie Huggins, Attorney in Fact

Bettie Marie Huggins
Bettie Marie Huggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bettie Marie Huggins, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL DAVID HUGGINS, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL DAVID HUGGINS.

Witness my hand and official seal, this the 14th of March, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTIE MARIE HUGGINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212