Davidson County DEEDWARR
Recvd: 03/24/16 11:21 3 pgs
Fees:18.00 Taxes:647.13
20160324-0027904

WARRANTY DEED

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$174,900.00.**

Affiant

Subscribed and sworn to before me this 23rd day of March, 2016.

Notary Public
My Commission expires: 1-26-19
(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:
Nafee Hanna	SAME	164-08-0B-061.00CO
1413 Priestshore Bay		
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, **Naeim A. Girgis and Yasmean Yowakim, wife and husband**, hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Nafee Hanna and Maiboul Maximous, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 24, on the plan of Final Plat of Lakewalk, Section Two, as the same appears of record in Instrument Number 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 Naeim A. Girgis and Yasmean Yowakim, wife and husband from Greenvale Construction, LLC, a Tennessee limited liability company by Warranty Deed on August 4, 2009, of record in Instrument Number 20090806-0073836, 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 $1,259.97 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 164-08-0B-061.00, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Instrument Number 20060209-0016039, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20050127-0010145, Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to Lakewalk Homeowner's Association, Inc., of record in Instrument Number 20060907-0110530, Register's Office for Davidson County, Tennessee.
- Charter of Lakewalk Homeowner's Association, Inc., of record in Instrument Number 20050125-0009336, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20050128-0010524, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1413 Priestshore Bay, 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 22, 2016.

Naeim Girgis

Naeim Girgis

Yasmean Yowakim

Yasmean Yowakim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

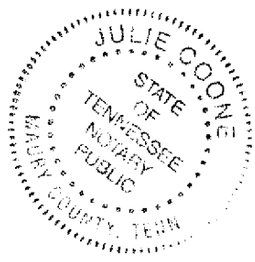
Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Naeim A. Girgis and Yasmean Yowakim, wife and husband,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 22, 2016

My commission expires 5-24-17

Julie Coon

Notary Public



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

