WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RTR to Box 360

P-PR-16-1858-T

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:	MAP / PARCEL NUMBER (S)
Bashart Ahmed and Farzana Basarat Abid Ahmed	Summit Funding	
(NAME)	(NAME)	
1858 Wild Oaks Court	2241 Harvard St Suite 200	**163-07-0A-043.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-2287	Sacramento, CA 95815	
(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; **MAGED SHENOUDA AND NANCY AGIB, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BASHART AHMED AND FARZANA BASARAT, HUSBAND AND WIFE AND ABID AHMED, A MARRIED MAN,** 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. 43 on the Plan of Final Plat Ridgeview UDO, Phase One of record in Plat at Instrument No. 20080603-0056596, 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 Maged Shenouda, a married person by Warranty deed from Charles Galiwango of record in Instrument No. 20130325-0029139 Register's Office for Davidson County, Tennessee, dated March 21, 2013 and recorded on March 25, 2013.

Grantor's spouse joins in the execution of this Deed to convey any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Instrument 200806030056596, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of Ridgeview UDO of record in Instrument 20080512-0048644 amended in Instrument No. 20120619-00531771 and in Instrument No. 20140825-0077255, Register's Office for Davidson County, Tennessee
- Easements for Sanitary Sewers and/or Storm Drainage in Book 6764, page 706 and Book 8757, page 832, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 20060809-0097641 and 20090922-0088019, Register's Office for Davidson County, Tennessee.
- Grant of Easement in Instrument 20090316-0023090, Register's Office for Davidson County, Tennessee.
- Covenants and Restrictions in Instrument 20081203-0117279, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities with Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20081120-0114320, Register's Office for DavidsonCounty, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities with Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20081120-0114360, Register's Office for DavidsonCounty, Tennessee.
- Restrictions of record as Instrument Number 20110830-0067109, Register's Office for Davidson County.

This is **improved** property known as: **1858 Wild Oaks Court, Antioch, Tennessee 37013-2287**.

BILL GARRETT, Davidson County
Trans:T20160027049 DEEDWARR
Recvd: 04/04/16 14:03 2 pgs
Fees:13.00 Taxes:850.63

20160404-0031841

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 31ST DAY OF MARCH, 2016.

Maged Shenouda by Nancy Agib attorney in fact
Maged Shenouda by Nancy Agib, attorney-in-fact

Nancy Agib
Nancy Agib

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Agib, 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 MAGED SHENOUDA, and who acknowledged she executed the same as the free act and deed of the said MAGED SHENOUDA.

Witness my hand and official seal, this the 31st of March, 2016.

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

NATHAN KEITH
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, NANCY AGIB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2016.

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

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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