WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160031835 DEEDWARR
Recvd: 04/19/16 10:12 2 pgs
Fees:13.00 Taxes:310.80
20160419-0037568

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Bank of America, N.A.
Emily Humphreys 4/12/16
Affiant Emily Marie Humphreys
Assistant Vice President

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of April, 2016

Shawna Heidi Flores 4.12.16
Notary Public Shawna Heidi Flores

MY COMMISSION EXPIRES: 10-01-2019
(AFFIX SEAL)

SHAWNA HEIDI FLORES
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
October 1, 2019

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Nagla Tawfik and Salah Girgis	Nagla Tawfik and Salah Girgis	043 05 0 059.00
(NAME) 1220 5th Ave W	(NAME) 221 Roosevelt Ave	
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160602

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Bank of America, N.A. , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Nagla Tawfik and Salah Girgis, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Property known as 221 Roosevelt Ave madison TN 37115, County of Davidson

Land in Davidson County, Tennessee Being Lot No. 15 the East 16 feet of Lot No. 14 and the West 18 feet of Lot No. 16, of Block "A", on the map of Kennaston Estates, as of record in Book 843, Page 83, Register's Office for Davidson County, Tennessee.

Said Lot and part of said Lots adjoin and front together 84 feet on the North side of Roosevelt Street and runs back between lines 137.5 feet on the West line of Part of Lot No. 14 and 138.4 feet on the East line part of Lot No. 16 to a dead line in the rear, on which the measure 84 feet.

Being the same property conveyed to Bank of America, N.A. by Successor Trustee's Deed from Robert S. Coleman, Jr., as Successor Trustee, dated 2/24/2016 and recorded February 29, 2016 and filed of record in Instrument No. 20160229-0018932, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 221 Roosevelt Ave, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12 day of April, 2016

Bank of America, N.A.

BY: Emily Humphrys 4/12/16

Typed/Printed Name Emily Marie Humphrys

Title Assistant Vice President

Date Executed April 12, 2016

STATE OF Arizona)
County OF Maricopa)

SWORN TO and subscribed before me this 12 day of April, 2016, by Emily Marie Humphrys an Assistant Vice President, who proved to me on the basis of satisfactory to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify that under penalty of perjury under the laws of the state of Arizona that the foregoing paragraph is true and correct.

Witness my hand, at office, this 12th of April, 2016.

4.12.16

Notary Public Shawna Heidi Flores
My Commission Expires: 10-01-2019

SHAWNA HEIDI FLORES
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
October 1, 2019