WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/16 15:11 3 pgs
Fees:18.00 Taxes:703.00
20160422-0039503

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF APRIL, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 2260 Murfreesboro Pike,, Nashville, TN 37217
file # 16-1817N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Atta Abdalla	NEW OWNER	135-14-0A-255.00-CO
1309 Gannett Peak Lane		
Antioch, TN 37013-5734		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ALAA T. MANKARIOUS AND TRIZA M. TAWFIK, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ATTA ABDALLA AND KHYRIA TAKY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 255 on the Plan of Final Plat Pinnacle Point Subdivision, Phase Five of record in Plat Book 8250, Page 842, 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 Alaa T. Mankarious and Triza M. Tawfik, husband and wife by Warranty deed from Robert J. Boyd of record in Instrument No. 20070530-0063923 Register's Office for Davidson County, Tennessee, dated May 23, 2007 and recorded on May 30, 2007.
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 8250, Page 842, amended in Book 11114, Page 958, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7032, Page 733, Book 7032, Page 761, with Certificate of Correction Acknowledgement and Oath recorded in Book 7065, page 959; amended in Book 7067, page 739; Book 10097, Page 390 and Instrument No. 20010504-0046047, Register's Office for Davidson County, Tennessee

Restrictions as contained in Book 6405, page 169, Register's Office for Davidson County, Tennessee.

Declaration of Restrictive Covenants of record in Instrument No. 20010504-0046048, Register's Office for Davidson County, Tennessee.

By-Laws of Pinnacle Point Homeowners Association, Inc. of record in Book 7058, page 234, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 7058, page 234, Register's Office for Davidson County, Tennessee.

Easement(s) of record in Book 11201, Page 733; Book 11201, Page 757 and Book 10752, page 463 in the said Register's Office.

Easements set forth in Plat Book 6250, Page 92, Book 6250, Page 93, and Book 6250, Page 94, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 1309 Gannett Peak Lane, Antioch, TN 37013-5734

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 21st day of April, 2016.

Alaa T. Mankarious

Triza M. Tawfik

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ALAA T. MANKARIOUS AND TRIZA M. TAWFIK, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of April, 2016.

Notary Public

My Commission Expires: 10/2/17

File #: 16-1817N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

2260 Murfreesboro Pike,

Nashville, TN 37217

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

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

