WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2016

Notary Public:

MY COMMISSION EXPIRES: 6-30-18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160035013 DEEDWARR
Recvd: 04/28/16 10:21 2 pgs
Fees: 13.00 Taxes: 751.10
20160428-0041413

LISA WHITE NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Marco Gerges	Farmington Mortgage, a Division of	Parcel ID:
2953 Harbor Lights Drive	CapStar Bank	136050A03200
Nashville, TN 37217		

FOR AND IN 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, we

Clarence A. Blades and Tammie G. Blades, both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Marco Gerges and wife, Marleez Kirollos

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:

Being Lot No. 128, on the plan of Bayview Estates, Phase One, First Revision (a Planned Unit Development) of record in Book 9700, Page 920, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clarence A. Blades by deed from Fox Ridge Homes, Inc., of record in Instrument 20000609-0057713, dated June 2, 2000, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 10323, Page 55, amended in Book 11019, Page 911; Book 11251, Page 126; Book 10727, Page 268; Book 11271, Page 163; Instrument 20020104-0001403; Instrument 20030625-0087233; Instrument 20040401-0036662 and Book 10323, Page 86 amended in Book 10727, Page 268, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 920, said Register's Office; (3) Landscape Easement of record in Book 10339, Page 298, said Register's Office; (4) Easement to Bell South of record in Book 11762, Page 271, said Register's Office; (5) Easement of record in Book 10085, Page 576, said Register's Office; (6) Sewer Easement of record in Book 7830, Page 233, said Register's Office; (7) Roadway Easement of record in Book 3708, Page 237, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2953 Harbor Lights Drive, Nashville, TN 37217

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 we do covenant with 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 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 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 this 26th day of April, 2016.

Clarence A. Blades

Tammie G. Blades

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence A. Blades, 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 at Nashville, Tennessee, this 26th day of April, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tammie G. Blades, 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 at Nashville, Tennessee, this 26th day of April, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.