Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20160042034 DEEDWARR
Recvd: 05/19/16 09:11 2 pgs
Fees:13.00 Taxes:814.00
20160519-0050048

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me this 16th day of May, 2016.

Notary Public
My commission expires: 5/23/2019

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

04-1604-55986

Address of New Owner:	Send Tax Bills to:	Tax Information:
Samoel H. Dous	Pinnacle Bank	175-08-0-035.00
3921 Rock Creek Drive	2307 Crestmoor Road	
Antioch TN 37013	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shehata Gergies, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Samoel H. Dous and Niveen Meleka, husband and wife**, hereinafter called the Grantees, their successors 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. 38, on the Plan of Hickory Woods, Section A (erroneously referenced in prior deed as Section B), of record in Book 6900, Page 511, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nikki Diss by Quitclaim Deed from Nikki J. Parsons NKA Nikki Diss, dated September 24, 2012, recorded September 24, 2012, of record in Instrument No. 20120924-0086797, Register's Office for Davidson County, Tennessee.

Further being part of the same unimproved property conveyed to Shehata Gergies by Quitclaim Deed from Nikki Diss, dated March 27, 2015, recorded April 6, 2015, of record in Instrument No. 20150406-0029545, Register's Office for Davidson County, Tennessee. Subject land is vacant property.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3921 Rock Creek Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

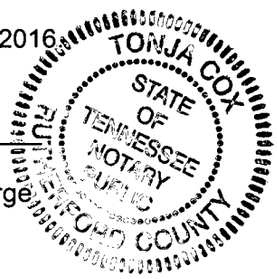
WITNESS my hand this 16th day of May, 2016.

S. Gergies
Shehata Gergies

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Shehata Gergies**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 16th day of May, 2016.



Notary Public
State of Tennessee at Large

My Commission expires: 5/23/16