WARRANTY DEED

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $47,000.00.

Affiant

Subscribed and sworn to before me this 1st day of June, 2016

Notary Public
My Commission expires: 5-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Noel E. McPherson	SAME	149020A10100CO
2008 Ransom Place Nashville, TN 37217		

Davidson County DEEDWARR
Recvd: 06/01/16 09:58 2 pgs
Fees:13.00 Taxes:173.90
20160601-0054841

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Hoda Ghattas, an unmarried person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Noel E. McPherson**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 31-B on the Plan of Zone Lot Division, Lots 23,24,25,26,27,28,29, 30,31 & 32, Piccadilly Square, Phase 1, of record in Plat Book 5200, Page 720, and amended in Book 6250, Page 468, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Hoda Ghattas, an unmarried person from Khanh Huynh, a single person, by Warranty Deed on June 20, 2003, of record in Instrument Number 20030623-0086114, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $608.54 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 149020A10100CO, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 720, amended in Book 6250, Page 468, Register's Office Davidson County, Tennessee.
- Restrictive covenants contained in instrument of record in (Instrument Number/Record Book) Book 6236, Page 683; and Book 6306, Page 833; and Book 6496, Page 100; Book 6496, Page 107; and Book 6496, Page 114; and Book 6830, Page 739; and Book 8083, Page 386; and Book 6300, Page 409 and re-recorded in Book 6306, Page 833; and Book 6355, Page 322; and Book 6518, Page 184; Book 6518, Page 190; Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Register's Office for Davidson County, Tennessee.
- Master Deed and Common Area Worksheets of record in Book 6236, Pages 680-733, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6295, Page 572; and Book 6295, Page 580; and Book 6295, Page 588; and Book 6300, Page 431, Register's Office for Davidson County, Tennessee
- Homeowners Association Charter of record in Book 6295, Page 548; and Book 6300, Page 423; and Book 6295, Page 556; and Book 7778, Page 366; and Book 6295, Page 564; and Book 6236, Page 680; and Book 6295, Page 503, Register's Office for Davidson County, Tennessee.
- Information Brochure of record Book 6295, Page 596; and Book 6295, Page 602; and Book 6300, Page 439, Register's Office for Davidson County, Tennessee.
- Conveyance of Additional Open Space of record in Book 6496, Page 99, Register's Office for Davidson County, Tennessee.

- Easements and Agreements of record in Book 6186, Page 238; Book 6251, Page 616; Book 6530, Page 819; Book 6530, Page 823; Book 6298, Page 491; Book 6441, Page 208; Book 6830, Page 739; Book 6846, Page 606; Book 6846, Page 653; Book 854, Page 73 and Book 6782, Page 518, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1028 Regents Park Circle, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 27, 2016.

Hoda Ghattas

Hoda Ghattas

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hoda Ghattas, an unmarried person** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 27, 2016

My commission expires 5-24-17

Julie Coone

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.