BILL GARRETT, Davidson County
Trans:T20160051373 DEEDWARR
Recvd: 06/17/16 09:10 3 pgs
Fees:18.00 Taxes:703.00
20160617-0061422

Return to:
Realty Title & Escrow Co.
6525 Quail Hollow, Ste 115
Memphis TN 38120

16010660 TG#5839194

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Shelby

The actual consideration or value, whichever is greater, for this transfer is ~~195,000.00~~ $190,000.00 mm

Affiant

Subscribed and sworn to before me, this ~~14th~~ 15th day of June, 2016.

Notary Public

My commission expires: 4-20-19

MELISSA T. MOORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 20, 2019
COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
FREO Tennessee, LLC	FREO Tennessee, LLC	**150160A06200CO**
P.O. Box 4090	P.O. Box 4090	
Scottsdale AZ 85261	Scottsdale AZ 85261	

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 ACKNOWLEDGE, WE,

Amir Girgis and Awad Ryad, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FREO Tennessee, LLC, a Delaware Limited Liability Company

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:

Land in Davidson County, Tennessee, being Lot No. 45 of the Resubdivision of Lots 45, 46 and 47 on the Final Plat of Windhaven Shores, Section Two of record in Instrument Number 200409070107709, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Amir Girgis and Awad Ryad, husband and wife from Robin Wheeler, unmarried and Linda Vaughn, unmarried by Warranty Deed dated 7/28/11 and recorded in Instrument No. 20110801-0058679, Davidson County Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 2821 Windcrest Trail, 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 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 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/our hand(s) this 14th day of June, 2016.

Amir Girgis

Amir Girgis

Awad Ryad by Amir Girgis Attorney in fact

Awad Ryad, by her attorney in fact, Amir Hanna Girgis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Amir Girgis, the within named Grantor(s), 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, at office, this 14th day of June, 2016.

Notary Public

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

My Commission Expires: 9/11/17

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Amir Hanna Girgis** to me known to be the person who executed the foregoing instrument on behalf of **Awad Ryad** as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **Awad Ryad.**

Witness my hand and official seal this 14th day of June, 2016.

Notary Public
My Commission Expires: 9/11/17

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Amir Girgis and Amir Hanna Girgis are one and the same
** Awad Ryad and Awad Fawzy Ryad are one and the same**

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TN
COUNTY OF Davidson

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for **Awad Fawzy Ryad**, by virtue of a Power of Attorney duly executed by the said **Awad Fawzy Ryad,** and:

X appearing of record at **Instrument No. 20160511-0046871** in the Register's Office of **Davidson** County, Tennessee; or

☐ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **Awad Fawzy Ryad** is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above.

FURTHER THE AFFIANT SAYETH NAUGHT.

ATTORNEY IN FACT:

Amir Crugis

SWORN to and subscribed before me, this the 14th day of June, 2016.

Stacey Denson Palmer
Notary Public

My Commission Expires: _____ (SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018