This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd., Ste. 100
Nashville, Tennessee 37125

MAP/GROUP/PARCEL 149150A138300CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Romany Farag and Nagwa Rezk
2441 Edencrest Drive
Antioch, TN 37013

SEND TAX BILLS TO:
SAME

BILL GARRETT, Davidson County
Trans:T20160055438 DEEDWARR
Recvd: 06/29/16 11:38 2 pgs
Fees:13.00 Taxes:688.20
20160629-0066355

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **ADEL S. ZAKHER AND NORA FARES, HUSBAND AND WIFE** Grantors" have this day bargained and sold and do hereby transfer and convey unto **ROMANY FARAG AND NAGWA REZK , HUSBAND AND WIFE**"Grantees", Their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, and being Lot No. 53 on the Plan of Cambridge Forest, Phase 4, as of record in Instrument No. 20020813-0098017, of the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Adel S. Zakher and Nora Fares, husband and wife, by Warranty Deed from Tracey L. Lundy, unmarried, dated February 18, 2014, appearing of record in Instrument No. 20140221-0015200, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Instrument No. 20020813-0098017, Register's Office for Davidson County, Tennessee.; Restrictive Covenants of record in Book 10332, page 1, Book 10774, page 723, and Instrument No. 20021023-0130058, Register's Office for Davidson County, Tennessee.; Charter of Cambridge Forest Homeowners' Association of record in Book 10343, page 769, Register's Office for Davidson County, Tennessee.; By-Laws of Cambridge Forest of record in Instrument No. 20020221-0022798, Register's Office for Davidson County, Tennessee.; Quitclaim Deed to Cambridge Forest Homeowners' Association of record in Instrument No. 20030630-0090226, Register's Office for Davidson County, Tennessee.; Easements of record in Book 1207, page 529, Book 1147, page 148, Book 7453, page 445, Book 8795, page 158, and Book 7632, page 962, Register's Office for Davidson County, Tennessee.

This is Improved property known as 2441 Edencrest Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that They are lawfully seized and possessed of said parcel of real estate, and that They have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Themselves, Their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 23rd day of June, 2016.

Adel S. Zakher

Nora Fares

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Adel S. Zakher and Nora Fares, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that They executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 23rd day of Jun, 2016.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-5-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $186,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 23rd day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 4-20-20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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