WARRANTY DEED

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$165,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of July, 2016

Notary Public

My Commission expires: 3-24-17

(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:
Youssef Zaki	US Bank Home Mortgage	151-09-0B-032.00CO
5220 Sunsail Drive	ATTN Payoff Processing 4801 Frederica Street	
Antioch, TN 37013	Ownesboro, KY 42301	

Davidson County DEEDWARR
Recvd: 07/15/16 14:22 2 pgs
Fees:13.00 Taxes:610.50
20160715-0073048

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, **Eid T. Samaan and wife, Mari Sami Agaybi, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Youssef Zaki and wife, Mariam E Habib**, 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. 32 on the Plat of Phase 1-A, Revision One, Lakeside Cove at Percy Priest of record in Instrument Number 20041202-0143540, a revision of Instrument Number 20041020-0126312, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eid T. Samaan and Mari Sami Agaybi, husband and wife, from P. C. Mixon and wife, Gloria Mixon by Warranty Deed dated June 24, 2009, recorded in Instrument # 20090625-0058999, Register's Office for Davidson County, Tennessee. Mary Agaybi and Mari Sami Agaybi, being one and the same person.

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 $1,162.49 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 151-09-0B-032.00CO, which are not due until 10/1/2016.
- Subject to all matters on Plan of record in Instrument No. 20041202-0143540, a revision of Instrument No. 20041020-0126312, Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to Lakeside Cove at Percy Priest Homeowner's Association, Inc., of record in Instrument No. 20100219-0012873, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20041105-0133677, Register's Office for Davidson County, Tennessee.
- Easement granted to the United States of America for Transmission Line of record in Book 2336, Page 614, and Book 4428, Page 571, Register's Office for said County; 20 foot waterline easement of record in Book 8175, Page 783, Register's Office for said County; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20020212-0018699, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **5220 Sunsail Drive, 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 July 11, 2016.

Eid Samaan
Eid Samaan

Mary Agaybi
Mary Agayhi

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eid T. Samaan and Mari Sami Agaybi, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 11, 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.