WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires July 3, 2017

BILL GARRETT, Davidson County
Trans:T20160061053 DEEDWARR
Recvd: 07/15/16 15:33 2 pgs
Fees:13.00 Taxes:740.00

20160715-0073121

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walid Z. Dous	US BANK HOME MORTGAGE	164 13 0 165.00
(NAME)	(NAME)	
5744 Murphywood Crossing	7601 PENN AVE S, SUITE A1	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	RICHFIELD, MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jennifer Johnson and William Johnson, Jr., wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Walid Z. Dous and Ereny Gerges, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 155 on the Plan of Final Plat, ASHEFORD CROSSING, Section Three, as of record in Plat Book 9700, Page 545, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jennifer Johnson and William Johnson, Jr., wife and husband by Deed dated 6/24/2012 from Gregory Page and wife, Tia Scott Page of record in Instrument Number 20120705-0058966, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Covenants, conditions, easements and restrictions of record in Book 9651, Page 900, as amended of record in Book 9980, Page 482, Book 10301, Page 180, Book 10640, Page 941 and Book 10717, Page 97; By-Laws of record in Book 9651, Page 925, Easement set forth in instrument of record in Book 1224, Page 256, and Charter of Asheford Crossing Homeowners Association, Inc. of record in Book 9651, Page 895, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5744 Murphywood Crossing, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), their heirs and/or 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 our hands this 14th day of July, 2016.

Jennifer Johnson

William Johnson, Jr.

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Johnson and William Johnson, Jr.**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of July, 2016.

Notary Public
My Commission Expires: 4-15-17

RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC CONNIE BEARD

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167