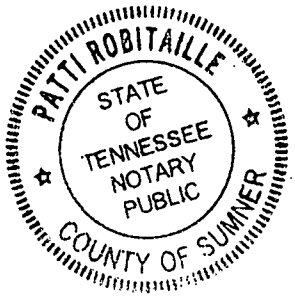
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 05/22/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David L. Aughenbaugh	Wells Fargo Bank, NA	015 00 0248.00
(NAME)	(NAME)	
2828 Morgan Road	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160062813 DEEDWARR
Recvd: 07/21/16 12:36 2 pgs
Fees:13.00 Taxes:277.50
20160721-0075197

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, **Refaat M. Gendi and wife, Bentelkhair Ataalla**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David L. Aughenbaugh and Janice D. Aughenbaugh, as 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 more particularly described as follows:
A certain parcel of real property located on Morgan Road and Wilkinson road in the First Council District of Nashville, Davidson County Tennessee and being more particularly described according to a survey by Walter Davidson & Associates as follows:
Commencing at the intersection of the centerlines of Morgan Road and Wilkinson Road; thence North 11 degrees 47 minutes 45 seconds West a distance of 411.93 feet to an iron rod in the western right of way of Wilkinson Road, said iron rod also being the common corner with Chester Ray Kelsey as of Record in Book 5084 Page 919 RODCT, said iron rod also being the true point of Beginning; thence North 89 degrees 56 minutes 00 seconds West a distance of 249.60 feet to an iron rod; thence North 51 degrees 47 minutes 56 seconds West a distance of 300.87 feet to an iron rod at the common line with Roger D. Ferguson as of record in Book 4162 Page 26 RODCT, thence with the common line with Ferguson South 47 degrees 28 minutes 00 seconds West a distance of 74.50 feet to an iron rod; thence South 16 degrees 15 minutes 00 seconds West a distance of 100.79 feet to an iron rod in the northern right of way of Morgan Road; thence with said right of way around a curve to the left, through a central angle of 11 degrees 40 minutes 56 seconds, an arc distance of 146.25 feet, a chord bearing of North 55 degrees 16 minutes 40 seconds West, a distance of 146.00 feet to an iron rod; thence leaving said right of way with the common line with Winters as of record in Book 4283 Page 923 North 16 degrees 15 minutes 00 seconds East a distance of 496.96 feet to an iron rod; thence South 53 degrees 24 minutes 21 seconds East a distance of 607.18 feet to an iron rod in the western right of way of Wilkinson Road; thence with said right of way around a curve to the left through a central angle of 34 degrees 45 minutes 18 seconds, an arc distance of 249.45 feet, a chord bearing of South 14 degrees 45 minutes 46 seconds East a distance of 245.64 feet to the true Point of Beginning.

Containing 215079.011 square feet or 4.9375 acres more or less.

Being the same property conveyed to Refaat M. Gendi and wife, Bentelkhair Ataalla by Warranty Deed from E. Wayne Winters, unmarried, dated 05/28/1999, in Book 11508, Page 315, in the Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2016 and subsequent years, a lien not yet due and payable.

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 2828 Morgan Road, Joelton, TN 37080

(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 8 day of July 2016.

Refaat M. Gendi

Bentelkhair Ataalla

State of Tennessee
County of Sumner

Personally appeared before me Refaat M. Gendi and Bentelkhair Ataalla, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of July, 2016.

Notary Public Patti Robitaille
My Commission Expires: 05/22/2019

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066