WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/16 08:42 2 pgs
Fees:13.00 Taxes:943.50
20160725-0076036

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$255,000.00.**

Affiant

Subscribed and sworn to before me this 18th day of July, 20 16

Notary Public

My Commission expires: 11-6-17 (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:
Wael Ramzy	UNITED WHOLESALE MORTGAGE	164-10-0A-306.00CO
2901 Pinebrook Court	1414 EAST MAPLE RD.	
Antioch, TN 37013	TROY, MI 48083	

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, **Isaac Abdelnour,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wael Ramzy and Dena Kamel, husband and wife,** 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 357, on the plan of Village Eight, Summerfield Subdivision, as shown on plat of record in Instrument Number 20051025-0128762, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Isaac Abdelnour from DAC Homebuilders, LLC, by Warranty Deed on December 12, 2014, of record in Instrument Number 20141217-0115676, Register's Office for Davidson County, Tennessee.

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 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20051025-0128762, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Book 11588, Page 484, as amended in Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, Instrument No. 20030527-0071167, Instrument No. 20030527-0071168, and Instrument No. 20051103-0133360, Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to Summerfield Homeowner's Association, Inc., of record in Instrument No. 20010514-0049520, Register's Office for Davidson County, Tennessee.
- Charter of Summerfield Homeowner's Association, Inc., of record in Book 11648, Page 660, and Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11648, Page 662, as amended in Instrument No. 20010504-0046261, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easements of record in Instrument No. 19991216-0303934, Instrument No. 20000809-0079074, Instrument No. 20000913-0091248, Instrument No. 20000913-0091247, and Instrument No. 20000913-0091249, Register's Office for said County; Easement to Tennessee Telephone Company of record in Instrument No. 20000824-0083643, Register's Office for said County; Easement to Southern Bell and Telegraph Company of record in Book 1141, Page 327, Register's Office for said County; Storm Water Detention Agreement of record in Instrument No. 20000113-0004777, Instrument No. 20050208-0014855, and Instrument No. 20050329-0033458, 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: 2901 Pinebrook Court, 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 18, 2016.

Isaac Abdelnour

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Isaac Abdelnour** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 18, 2016

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.