WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Debbie Damaschen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2016

Tina D. Brown
Notary Public

MY COMMISSION EXPIRES: 12-10-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Hardy	Southern Bank of Tennessee	164-08-0B-091.00
(NAME)	(NAME)	
1468 Priestshore Bay	1499 N Mt Juliet Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Mt. Juliet, TN. 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Maikel Girgis,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Hardy, unmarried,** hereinafter called the GRANTEES, their heirs and 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. 38 on the Plan of Final Plat, Section Three, Lakewalk, of record in Plat Instrument No. 20060124-0009100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maikel Girgis from Avenue Bank by virtue of Special Warranty Deed for $14,000.00 dated June 11, 2013 and recorded June 20, 2013 as Instrument No. 20130620-0063277, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Instrument No. 200501270010145; Charter of record in Instrument No. 200501250009336 and Bylaws of record in Instrument No. 200501280010524, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1468 Priestshore Bay, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20160065241 DEEDWARR
Recvd: 07/29/16 09:22 2 pgs
Fees:13.00 Taxes:924.63
20160729-0078211

Witness my/our hands this 25th day of July, 2016.

Maikel Girgis

State of Tennessee
County of Rutherford

Personally appeared before me Maikel Girgis, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of July, 2016

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14367

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD