Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160078226 DEEDWARR
Recvd: 09/07/16 10:28 2 pgs
Fees:13.00 Taxes:799.20
20160907-0093838

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~216~~6,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of August, 2016.

Notary Public

My commission expires: 02/26/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Magdi Girgis **Manal Soliman**	**F & M Bank**	**149150A37200CO**
3037 Bromley Way	PO Box 451	
Antioch, TN 37013	Clarksville, TN 37041	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jonett Figaro, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Magdi Girgis and Manal Soliman, husband and wife

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. 91 on the Plan of Phase Four, Cambridge Forest of record in Instrument No. 20020813-0098017, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonett Figaro, an unmarried woman, from Nickey L. McGuire-Garcia and husband Abriel Samuel Garcia, by Warranty Deed dated July 26, 2010 of record in Instrument No. 20100728-0059060, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 3037 Bromley Way, Antioch, TN 37013.

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 in 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.

Witness my/our hand(s) this 22nd day of August, 2016.

Jonett Figaro

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jonett Figaro, the within named Grantor(s), 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2016.

Notary Public

My Commission Expires: DEC 2 7 2017

J. ANDREW CHITTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON