

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of September, 2016.

Notary Public

My commission expires: _____
(AFFIX SEAL)

Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

Tnk #11232

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tawfiek Tawadrous and Jaclynn Tawadrous	SWBC Mortgage Corp	**150-06-0A-004.00 CO**
2853 Louise Russell Drive	9311 San Pedro #100	
Antioch, TN 37013	San Antonio TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
KIPPINE K. SMITH AND TIFFANY M. SMITH, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Tawfiek N. Tawadrous, an unmarried man and Jaclynn N. Tawardrous, an unmarried woman, as joint tenants with rights of survivorship,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No.4 on the Plan of The Parks at Priest Lake, Subdivision Phase Two, as shown on the final plat of record in Instrument No. 20100924-0076273, as corrected in Instrument No. 20101109-0089918, Register's Office for Davidson County. Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to KIPPINE K. SMITH AND TIFFANY S. SMITH, HUSBAND AND WIFE, by deed from NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, of record in Instrument No. 20130313-0024867, dated March 12, 2013, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2853 Louise Russell Drive, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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:T20160081289 DEEDWARR
Recvd: 09/16/16 10:05 2 pgs
Fees:13.00 Taxes:906.50
20160916-0097481

Witness my/our hand(s) this 12th day of September, 2016.

Tiffany M Smith

TIFFANY M. SMITH

Kippine K Smith by [signature] his attorney in fact

KIPPINE K. SMITH BY JONATHAN HARMON, HIS ATTORNEY IN FACT

State of Tennessee
County of Davidson

On this 12th day of September, 2016, before me personally **TIFFANY M. SMITH**, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 8-20-2019

[signature]
Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

On this 12th day of September, 2016, before me personally appeared Jonathan Harmon to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kippine K. Smith, and who acknowledged that he executed the same as the free act and deed of Kippine K. Smith.

[signature]
Notary Public

My Commission Expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY