Prepared by:
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Franklin, TN 37064
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 15th day of September 2016.

Notary Public
My commission expires:

Davidson County	DEEDWARR
Recvd: 09/26/16 15:59	3 pgs
Fees:18.00 Taxes:814.00	
20160926-0101521	

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Address of New Owner:
Evet Girgis
204 Daffodil Ct
Antioch TN 37013

Send Tax Bills to:
New Owner

Tax Information
164130A02400CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Clarissa Mazariegos f/k/a Clarissa Naverez Marcial hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Evet Girgis and Adel Yousef, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot 67, Treehaven Subdivision, Phase Three, as shown on plat of record in Instrument No. 20040913-0110149, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Clarissa Naverez Marcial, unmarried and nka Clarissa Mazariegos by deed dated October 27, 2006 from Capitol Homes Inc., a Tennessee Corporation of record in Instrument No. 20061107-0138484, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Treehaven, Phase Three, of record in Instrument No. 20040913-0110149, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 11588, page 484 and amended in Book 11669, page 376 and Instrument No. 20010308-0021946, 20010504-0046260, 20030527-0071168, 20030527-0071167, 20051103-0133359, 20051103-0133360, 20060724-0089079, 20060724-0089080, 20060724-0089081, Register's Office for Davidson County, Tennessee 4) Charter for Summerfield Homeowners Association of record in Book 11648 Page 660 and Instrument No. 20010326-0028531 5) Bylaws for

Summerfield Homeowners Association of record in Book 11648 Page 662 and Instrument No. 20010504-0046261 6) Easement to Southern Bell of record in Book 1141, Page 327 7) Easement for Sanitary Sewer of record in Instrument Nos. 20000913-0091247, 20000913-0091248, 20000913-0091249 and 20000809-0079074 8) Stormwater Detention Agreement of record in Instrument No. 20031028-0158502

This property is improved property known as 204 Daffodil Ct, Antioch, Tennessee 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 15th day of September, 2016.

Clarissa Mazariegos

Eduardo J. Mazariegos, who joins in this conveyance for the sole purpose of waiving any marital interest that he may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarissa Mazariegos and Eduardo J. Mazariegos, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of September, 2016.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19
FILE NO: 09654

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017