WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

X Gamal Eskander MD
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of October, 2016

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gamal Eskander	NEW OWNER	Parcel ID:
237 Windsor Dr.	237 Windsor Dr.	097080A04100CO
Cookeville, TN 38506	Cookeville, TN 38506	

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 acknowledged, we

Ronald Ault, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Gamal Eskander and wife, Karen Eskander

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 Unit Number G-5, on the Plan of Lake Chateau Condominiums, of record in Book 6250, Pages 607-610, as corrected and amended in Book 7025, Page 380; Book 7367, Page 272, and Book 10753, Page 271, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ronald Ault, by deed from Clyde W. Bright, of record in Instrument 20080723-0075497, said Register's Office, dated July 18, 2008.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 6639, Page 468; Book 6691, Page 308; Book 6691, Page 314; Book 7367, Page 272; Book 10322, Page 682; Book 7025, Page 380; Book 10753, Page 271; Book 10753, Page 275; Book 11012, Page 495; and Book 6639, Page 548, said Register's Office.

This conveyance is made subject to: (1) All matters appearing on the Plan of record in Book 6250, Pages 607-610, as corrected and amended in Book 7025, Page 380; Book 7367, Page 272, and Book 10753, Page 271, said Register's Office; (2) Easement to Southern Bell of record in Book 4077, Page 604, said Register's Office; (3) Easement to First Suburban Utility District of record in Book 4914, Page 466, said Register's Office; (4) TVA Line Easements of record in Book 1298, Page 133; Book 1224, Page 253; Book 1237, Page 944, said Register's Office; (5) Ingress and Egress Easement of record in Book 5071, Page 277, said Register's Office; (6) Easement to South Central Bell of record in Book 6599, Page 291 and Book 6651, Page 23, said Register's Office; (7) Storm Water Detention Agreement of record in Book 6551, Page 765, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 138 Lake Chateau Dr., Hermitage, TN 37076

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.

Witness my hand this 5th day of October, 2016.

Ronald Ault

BILL GARRETT, Davidson County
Trans: T20160088208 DEEDWARR
Recvd: 10/06/16 13:50 2 pgs
Fees: 13.00 Taxes: 510.60
20161006-0105892

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Ault, 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 and official seal at Nashville, Tennessee, this 5th day of October, 2016.

My Commission Expires: 7.2.18

Notary Public

