Davidson County DEEDWARR
Recvd: 11/08/16 10:07 3 pgs
Fees:18.00 Taxes:777.00
20161108-0118121

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 1609381**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me, this 4th day of November, 2016. Notary Public My Commission Expires: 12-18-17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

WARRANTY DEED

Address New Owner: Gamil Boshra Kamel and Fady Gamil Kamel 8518 Calistoga Way Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-14-0A-143.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael J. Williams, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gamil Kamel and Izis Tawfil, husband and wife, and Haidy G. Kamel, an unmarried woman and Fady Kamel, an unmarried man** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 197 on the plan of The Villas at Concord Place, Phase 3 as shown on Exhibit A-1 of the Second Supplemental Declaration (Annexing Phase 3) to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place , of record in Instrument No. 20060731-0092350, Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to MICHAEL J. WILLIAMS, by deed from CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, of record in Instrument No. 20070131-0012846, dated January 26, 2007, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 181-14-0A-143.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20050922-0114218, amended in Instrument No. 20060731-0092350 and Instrument No. 20061228-0160255, said Register's Office.

Easement for Public Utilities and Drainage of record in Instrument No. 20051219-0151953, said Register's Office.

Reciprocal Easement of record in Instrument No. 20050415-0042176, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050505-0050659 and Instrument No. 20051219-0151949, said Register's Office.

Transmission Line Easement of record in Book 4424, page 967, said Register's Office.

This is improved property located at 8518 Calistoga Way Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of November, 2016.

Michael J. Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael J. Williams, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

