THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109791** BILL GARRETT, Davidson County Trans:T20160106445 DEEDWARR Recvd: 12/05/16 08:03 2 pgs Fees:13.00 Taxes:462.50 20161205-0127039	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. John Wayne Jones Affiant Subscribed and sworn to before me, this 18th day of November, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Maged Shenouda and Nancy Agib 1382 RURAL HILL RD #155 Antioch TN 37013-1961	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 163020C02600CO

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, **Joyce M. Omohundro n/k/a Joyce M. Mabry, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maged Shenouda and Nancy Agib, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 26, Unit No. 155 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument 20060404-0038533, and amended in Instrument 20060419-0045063, and in Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws. The description is the same as the previous Deed of record.

Being the same property conveyed to Joyce M. Omohundro, a single person by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, recorded on the 4th day of January, 2008 in Instrument No. 20080104-0001084, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing AUTUMN RIDGE TOWNHOMES of record in Instrument No. 20060404-0038533, as amended by instrument(s) of record in Instrument Nos. 20060419-0045063, 20061115-0141803, 20080108-0002295 and Affidavit recorded in Instrument No. 20110609-0044167 and Assignment recorded in Instrument No. 20120924-0086420; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers, recorded at Instrument Nos. 20050509-0052192, 20050509-0052194 and 20050509-0052195.

Stormwater Detention Agreement as set forth in instrument recorded at Instrument No. 20050414-0041609.

Conveyance to Metropolitan Government recorded in Book 9392, Page 520.

Rules & Regulations of Autumn Ridge Townhomes recorded at Instrument No. 20160316-0025177.

This is improved property located at 1382 RURAL HILL RD #155 Antioch TN 37013-1961

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 18th day of November, 2016.

Joyce M. Omohundro by John Wayne Jones Attorney in fact

Joyce M. Omohundro n/k/a Joyce M. Mabry
By: John Wayne Jones, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Wayne Jones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Joyce M. Omohundro n/k/a Joyce M. Mabry, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of November 2016.

Notary Public

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018