WARRANTY DEED

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: Sept. 20, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hany R Gadalla Mariam Gadalla	Us Bank	151-01-0-A-136.00CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
3224 Newington Ct	4801 Frederica St.	Trans:T20160107458 DEEDWARR Recvd: 12/07/16 09:37 2 pgs Fees:13.00 Taxes:703.00
(ADDRESS)	(ADDRESS)	20161207-0128314
Antioch, TN 37013	Owensboro KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Christopher M. McCormac and Crystal McCormac,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hany R Gadalla and Mariam Gadalla,** 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 Lot No. 136 on the Plan of Chatham Pointe, as shown on plat of record in Plat Book 6900, Pages 444-447, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Christopher M. McCormac, a single man, by deed of record in Instrument 20130403-0032861, Register's Office for Davidson County, Tennessee.

Crystal McCormac executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This instrument is executed by Micah McCormac on behalf of Christopher M. McCormac and Crystal McCormac by Power of Attorney Granted him of record in Instrument No. 20161207-0128313, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 3224 Newington Cove, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 5th day of December, 2016.

Christopher M McCormac by Micah McCormac Attorney in fact
Christopher M. McCormac
By: Micah McCormac, Attorney in Fact

Crystal McCormac by Micah McCormac Attorney in fact
Crystal McCormac
By: Micah McCormac, Attorney in Fact

State of Tennessee
County of Rutherford

This instrument is executed on behalf of Christopher M. McCormac and Crystal McCormac by Micah McCormac as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument _____ in the Register's Office for Davidson County, Tennessee.

_____
Notary Public
My Commission Expires: _____

File No.: 20918

State of Tennessee County of Rutherford

On this 5th day of December, 2016, before me, personally appeared Micah McCormac, the person who executed the foregoing instrument on behalf of Christopher M. McCormac and ** and acknowledged that he executed the same and free act and deed of the said Christopher M. McCormac and ** granted him by the said Christopher M. McCormac and **.
** Crystal McCormac
Commission expires: 4/20/19

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Lori Holloway
Notary Public