Davidson County DEEDWARR
Recvd: 01/12/17 16:10 2 pgs
Fees:13.00 Taxes:640.10
20170112-0003974

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $173,000.00.

LeeAnn Maloney
Affiant

Subscribed and sworn to before me, this 9th day of January, 2017.

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 11-6-17

05-1611-67065

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Sameh S. Farag 4041 Alicia Lane Antioch TN 37013	US Bank 7601 Penn Ave S. A1 Richfield, MN 55423	150-06-0-057.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joel R. Todd, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sameh S. Farag and Mariam Sharky, husband and wife**, hereinafter called the Grantees, their successors 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. 57, on the Plan of The Parks at Priest Lake, Phase 2, of record in Instrument No. 20100924-0076273, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20101109-0089918, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel R. Todd, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated July 2, 2012, recorded July 3, 2012, of record in Instrument No. 20120703-0058462, Register's Office for Davidson County, Tennessee.

Subject property is not the marital residence of grantor, grantor spouse or any dependent, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4041 Alicia Lane, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of January, 2017.

X _____ _____
Joel R. Todd

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joel R. Todd,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 9th day of January, 2017.

_____
Notary Public
State of Tennessee at Large

My Commission expires: 10/23/18

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.