Davidson County DEEDWARR
Recvd: 01/26/17 12:53 3 pgs
Fees:18.00 Taxes:747.03
20170126-0008638

This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd., Ste. 100
Nashville, Tennessee 37215

MAP/GROUP/PARCEL 149120B05600CO

From Information Furnished by the Parties

**NAME & ADDRESS OF NEW OWNER:**
**Emad Nakhla and Demian Shehata**
**1520 Overcreek Drive**
**Nashville, TN 37217**

**SEND TAX BILLS TO:**
New owner

# WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **DERRICK D. MOYE AND WIFE, YOLANDA R. MOYE** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **EMAD B. NAKHLA AND DAMIANA SHEHATA, HUSBAND AND WIFE,** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 56 on the Plan of Phase 2, Forest Cove, of record in Plat Book 9700, pages 976 and 977, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Derrick D. Moye and wife, Yolanda R. Moye, by Warranty Deed from Craig Homes, Inc., dated 09/14/2001 appearing of record in Instrument No. 20011004-0108276, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to Tennessee Valley Authority powerline located in the Southwesterly corner of said lot.; Subject to all matters shown on the Plan of record in Plat Book 9700, page 976 and 977, Register's Office for Davidson County, Tennessee.; Subject to all matters shown on the Plan of record in Plat Book 9700, page 731, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Forest Cove Subdivision of record in Deed Book 11149, page 641 and Book 11313, page 436 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.; Charter of Forest Cove Homeowners Association of record in Book 11595, page 877, Register's Office for Davidson County, Tennessee.; Dedication of common areas of record as Instrument No. 20000407035204, Register's Office for Davidson County, Tennessee.; Easements of record in Book 437, page 21, Book 11540, page 798, Book 2244, page 13, Book 3463, page 126, Book 3852, page 679, Book 4607, page 484 and Book 7269, page 389, all of record in the Register's Office for Davidson County, Tennessee.; Subject property is located in a Planned Unit Development.; Subject to the rights of others in and to the common areas/elements.; Subject to lien for special assessments as contained in the Restrictive Covenants..

This is improved property known as 1520 Overcreek Drive, Nashville, TN, 37217.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

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The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 24th day of January, 2017.

**Derrick D. Moye**

**Yolanda R. Moye**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Derrick D. Moye and Yolanda R. Moye, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 24th day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 6.30.18

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06.30.2018 WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $201,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 24th day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 3/26/17

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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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

