Box#14
G# 29244-3

WARRANTY DEED	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 the 31st day of January, 2017 Notary Public My commission expires: 07-03-2017 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170009971 DEEDWARR
Recvd: 02/02/17 11:25 2 pgs
Fees:13.00 Taxes:777.00
20170202-0011326

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Girgis Beshay Youstina Farag	Pinnacle Bank	Map 149-15-0-A Parcel 429-00co
1745 Bridgecrest Drive	150 3rd Ave South ~~P.O. Box 331678~~ Suite 900	
Nashville, TN 37013	Nashville ~~Murfreesboro~~, TN ~~37133~~ 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SWA Dream Homes, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Girgis Beshay and Youstina Farag, as joint tenants with right of survivorship

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. 143, on the Plan of Cambridge Forest, Phase Six, R15 Residential PUD, as of record in Instrument No. 20070430-0051165, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to SWA Dream Homes, LLC, a Tennessee limited liability company, by Limited Warranty Deed from RL REGI-TN, GVC, LLC, a Tennessee limited liability company, dated April 20, 2015, of record in Instrument No. 20150422-0035816, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20070430-0051165, said Register's Office for Davidson County, Tennessee;
2) All matters appearing on the Plan of Record as Book 6900, Pages 561 and 562, Register's Office for Davidson County, Tennessee;
3) Declaration of Covenants, Conditions and Restrictions of Cambridge Forest, of record in Book 10332, Page 1,and as amended in Book 10774, Page 723 (omitting there from any covenants, conditions, or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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), said Register's Office;
4) Declaration of Covenants, Conditions and Restrictions of Cambridge Forest, Phase III of record in Instrument No. 20020221-0022797, amended in Instrument No. 20061025-0132073, and as amended to add Phase six in Instrument No. 20070409-0041417, and further amended to Instrument No. 20100224-0014180, Instrument No. 20110919-0072463, and in Instrument No. 20130225-0018348, Register's Office for Davidson County, Tennessee;
5) By-Laws of Cambridge Forest II Homeowners' Association, Inc. of record in Instrument No. 20020221-0022798, Register's Office for Davidson County, Tennessee;
6) Dedication of common areas to Cambridge Forest Homeowners Association, Inc. of record in Instrument No. 20110919-0072464, Register's Office for Davidson County, Tennessee;
7) Charter of Incorporation of Cambridge Forest Homeowners Association, Inc., of record in Book 10343, Page 769, Register's Office for Davidson County, Tennessee;
8) Grant of Easement to Comcast of Nashville, of record in Instrument No. 20121114-0104688, Register's Office for Davidson County, Tennessee;
9) Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewer and/or Storm Drainage of record in Book 7453, Page 445, and in Instrument No. 20001228-0126570, Register's Office for Davidson County, Tennessee;
10) Easement for communication systems granted to American Telephone & Telegraph Company, of record in Book 1207, Page 529, Register's Office for Davidson County, Tennessee;
11) Easement for road of record in Plan Book 3, Page 26, Chancery Court Clerk's Office;
12) Subject to an easement for Morgan Cemetery;
13) Agreement recorded in Book 1147, Page 148, Register's Office for Davidson County, Tennessee;

Box#14
G# 29244-3

14) Deed of Easement for sanitary sewers and/or storm drainage of record in Book 6881, Page 320, and in Book 8795, Page 158, Register's Office for Davidson County, Tennessee;
15) Storm Water Detention Agreements of record in Book 7632, Page 962, and in Instrument No. 20020308-0029654, said Register's Office;
16) Easement for sewer stated in the Deed of record in Book 8795, Page 158, said Register's Office.
17) Taxes for the current year which have been prorated and paid by the Grantor, and subsequent years not yet due and payable.

This is Improved (_X___) Unimproved (____) property, known as 1745 **Bridgecrest Drive, 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 and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this **31st day of January, 2017.**

SWA Dream Homes, LLC, a Tennessee limited liability company

By: _____
Sherif Ibrahim, President/Member of SWA Dream Homes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Sherif Ibrahim, President/Member of SWA Dream Homes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **President/Member of SWA Dream Homes** of **SWA Dream Homes, LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Sherif Ibrahim** as **President/Member of SWA Dream Homes.**

Witness my hand, at office at Nashville, Tennessee, this **31st** day of **January, 2017.**

_____
Notary Public

My Commission Expires: 07-03-2017

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017