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

From Information Furnished by the Parties

MAP/GROUP/PARCEL 135140A11400CO

Davidson County DEEDWARR
Recvd: 02/02/17 14:13 3 pgs
Fees:18.00 Taxes:665.63
20170202-0011437

NAME & ADDRESS OF NEW OWNER:
Mina Masoud
820 Rocky Mountain PW
Antioch, TN 37013

SEND TAX BILLS TO:
Bank of America, N.A.
4500 Amon Carter Blvd.
Ft. Worth, TX 76155

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, **SAFWAT ABDOU AND SOHEIR ESKANDAR, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MINA M. MASOUD, AN UNMARRIED MAN,** "Grantee(s)", his 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. 63 on the Plan of Pinnacle Point, Phase III, as shown by plat of record in Plat Book 6900, Page 391, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Safwat Abdou and Soheir Eskander, as Joint Tenants with the right of Survivorship, and not as tenants in common, from Bobby L. Bledsoe and Andrea D. Bledsoe, by Warranty Deed dated 10/22/2009, recorded in Instrument No. 20091023-0098171, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 6900, page 391, Register's Office for Davidson County, Tennessee.; Charter of Pinnacle Point Homeowners Association of record in Book 7058, page 234, Register's Office for Davidson County, Tennessee.; Deed of Conveyance to Metropolitan Government for water and sewage services, of record in Book 7097, page 158, Register's Office for Davidson County, Tennessee.; Declaration of Covenants of record in Record Book 7032, page 730; amended in Book 7065, page 959 and in Book 7067, page 739, Register's Office for Davidson County, Tennessee.; Subject to the rights of others in and to the common areas/elements.; Subject to lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions.; Subject property is located in a Planned Unit Development.

This is improved property known as 820 Rocky Mountain PW, Antioch, TN, 37013.

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), his heirs and assigns, forever.

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 they, they heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his 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 31st day of January, 2017.

SAFWAT Abdou
Safwat Abdou

SOHEIR ESKNAR
Soheir Eskandar

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Safwat Abdou and Soheir Eskandar,, 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 31st day of January, 2017.

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $179,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lee Ann Maloney
AFFIANT

Sworn to and subscribed before me this 31st day of January, 2017.

NOTARY PUBLIC

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-6-17

---------- [Space Below This Line For Recording Data] ----------

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

