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

MAP/GROUP/PARCEL 150140B02100CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Nageh Salama and Olfat Bokor
4548 Hamilton Lane
Antioch, TN 37013

SEND TAX BILLS TO:
SAME

BILL GARRETT, Davidson County
Trans:T20170016714 DEEDWARR
Recvd: 02/27/17 09:52 2 pgs
Fees:13.00 Taxes:851.00
20170227-0019110

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, **EHAP M. SHEHATA AND VERENA YOUSEF, HUSBAND AND WIFE,** Grantors have this day bargained and sold and do hereby transfer and convey unto **NAGEH SALAMA AND OLFAT BOKOR HUSBAND AND WIFE,** Grantees, Their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37, on the Plan of Hamilton Church, Phase 1, of record in Instrument No. 20050831-0104380 as Amended in Instrument No. 20070216-0019954, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ehap M. Shehata, a married man, from Samir Youssef, married, by Warranty Deed dated 05/08/2015 and recorded in Instrument No. 20150519-0046057, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

; Subject to all matters shown on the Plan of record in Instrument No. 20050831-0104380, Register's Office for Davidson County, Tennessee.; Stormwater Detention Agreement of record in Instrument No. 20040608-0067336, 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 Hamilton Church Subdivision of record in Instrument No. 20030822-0122292 and amended in Instrument No. 20070329-0037535, all of the Register's Office of 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.; 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.; Surveyor's Certificate of Correction of record in Instrument No. 20070216-0019954, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 4548 Hamilton Lane, 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), Their 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 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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.

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IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 17th day of February, 2017.

Ehap M. Shehata

Ehap M. Shehata

Verena Yosef

Verena Yousef

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ehap M. Shehata and Verena Yousef, 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 17th day of February, 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 $230,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kathleen A. Bon

AFFIANT

Sworn to and subscribed before me this 17th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 6-30-18

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

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