Box14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170019783 DEEDWARR
Recvd: 03/08/17 09:12 2 pgs
Fees:13.00 Taxes:777.00
20170308-0022757

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 7 day of March, 2017

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

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
Youssef M. Zaky	**Mortgage Capital Associates**	**Map 090-15-0 Parcel 094.00**
611 Comet Drive	625 West Ridge Pike, Bldg C, Stel00	
Nashville, TN 37209	Conshohocken, PA 19428	

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

Shannon Thomas Fuqua, an unmarried widower

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

Youssef M. Zaky

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. 1060 on the Plan of Charlotte Park, Section 14, of record in Book 3300, Pages 29 and 30, 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 the same property conveyed to Shannon Thomas Fuqua and wife, Ann K. Fuqua, by Deed dated June 13, 1962 from Cumberland Valley Builders, Inc., a Tennessee corporation, of record in Book 3400, Page 489, Register's Office for Davidson County, Tennessee. Said interest is now vested in Shannon Thomas Fuqua as surviving tenant by entirety, the said Ann K. Fuqua, also known as Betty Ann Fuqua, having died on April 27, 2016.

This instrument is being executed on behalf of Shannon Thomas Fuqua, pursuant to a Durable General Power of Attorney executed by same on the 28th day of August, 2013, of record in Instrument No. 20170224-0018834, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 3300, Pages 29 and 30, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Agreement regarding use of a sewage system of record in Book 2593, Page 566, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **611 Comet Drive, Nashville, TN 37209**

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 that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this 7 day of March, 2017.

Shannon Thomas Fuqua
by Julie Fuqua, Attorney-in-Fact

Shannon Thomas Fuqua by Julie Fuqua, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Julie Fuqua**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Shannon Thomas Fuqua**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Shannon Thomas Fuqua**, for the purpose therein contained, by signing the name of **Shannon Thomas Fuqua**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of March, 2017.

Notary Public

My Commission Expires: 10-29-19

