Prepared and Record and Return to:

Pearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 03/08/17 14:18 2 pgs
Fees:13.00 Taxes:462.50
20170308-0023078

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

From Information Furnished by the Parties

MAP/GROUP/PARCEL 15007053200

NAME & ADDRESS OF NEW OWNER:
Girgis Youssef and Erini Ryad
~~3103 Woodymore Drive~~
~~Antioch, TN 37013~~
2100 Oaksprings Pl.
Mt. Juliet, TN 37122

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, **WANDA BRADLEY, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **GIRGIS YOUSSEF AND ERINI RYAD, 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 in Davidson County, Tennessee, being Lot No. 2-B, Condominium Plat of Lot 2, Woodymore Heights, Section 1, as of record in Plat Book 8250, page 738, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Wanda Bradley, unmarried, by Warranty Deed from Brent Foster, dated June 25, 1997, appearing of record in Book 10511, page 662, and re-recorded in Book 10601, page 493, both of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in in Plat Book 5210, page 363, and amended in Plat Book 8250, page 738, Register's Office for Davidson County, Tennessee.; Articles of Incorporation for Woody Heights Homeowners' Association of record in Book 10452, page 832, Register's Office for Davidson County, Tennessee.; Master Deed of record in Book 10425, page 728, Register's Office for Davidson County, Tennessee.; By-Laws of Woody Heights of record in Book 10425, page 735, Register's Office for Davidson County, Tennessee.; Restrictive Covenants of record in Book 6534, page 872, Book 6536, page 329, and Book 6964, page 617, Register's Office for Davidson County, Tennessee.;

This is improved property known as 3103 Woodymore Drive, 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 she is lawfully seized and possessed of said parcel of real estate, and that she has 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 herself, her 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.

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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 6th day of March, 2017.

Wanda Bradley

Wanda Bradley

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

WITNESS MY HAND AND OFFICIAL SEAL at office this the 6th day of March, 2017.

NOTARY PUBLIC

ANDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4-20-20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00 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 6 day of March, 2017.

NOTARY PUBLIC

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/7/19

Certificate of Authenticity

I, ASHLEE D PAGE, 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 Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/5/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-5-2019

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