Davidson County DEEDWARR
Recvd: 04/10/17 15:19 2 pgs
Fees:13.00 Taxes:685.24
20170410-0035038

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 8-30-17

(AFFIX SEAL)

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashraf Botrous	SAME US Bank N.A.	149-12-0B-27.00 CO
(NAME) 1237 Twin Circle Drive	(NAME) 3180 Rider Trail South	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Crystal Thompson, the only heir at law for Victoria S. Magee,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ashraf Botrous and Meryanah Dous, husband and wife,,** 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. 62 on the Plan of Forest Cove, Phase 1, of record in Plat Book 9700, page 754-755, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Victoria S. Magee by deed from Hearthside Homes, LLC dated August 5, 1999 and filed for record in book 11619, page 917, Register's Office for Davidson County, Tennessee. The said Victoria S. Magee died intestate on January 5, 2016, leaving as her sole heir Crystal Thompson as evidenced by the Order for Declaratory Judgment of record in the Probate Court for Davidson County, Tennessee as Case No. 16P651 and filed March 9, 2017.

Subject to any and all matters appearing on the Plan of record in Plat Book 9700, page 754-755 Register's Office for Davidson County, Tennessee.

Subject to Charter of Homeowner's Association of record in Book 11595, page 877, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 11149, page 641, as amended in Book 11313, page 436, Register's office for Davidson County, Tennessee.

Subject to the conveyance of Common Area of record in Book 11629, page 904, and Instrument No. 20000209-0013428, Register's Office for Davidson County, Tennessee.

Subject to lien for special assessments as contained in the restrictions: Subject to rights of other in and to the common areas and elements.

Subject to any and all zoning regulations, building restrictions and any and all easements for public utilities.

The taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 1237 Twin Circle Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 hands this ~~6th~~ 1st day of ~~January~~ April, 2017.

Crystal Thompson
Crystal Thompson

State of North Carolina
County of Wake

Personally appeared before me Crystal Thompson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~6th~~ 1st day of ~~January~~ April, 2017.

Stephanie Pleasant
Notary Public ~~Judy Jacobs~~ Stephanie Pleasant
My Commission Expires: May 20, 2020

File No.: 201612038

STEPHANIE PLEASANT
Notary Public
Wake Co., North Carolina
My Commission Expires May 20, 2020

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.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.