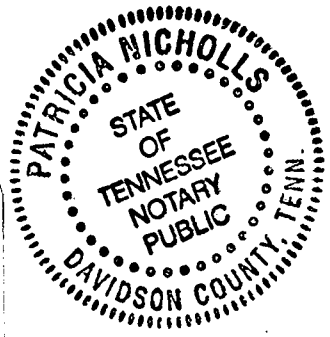
# WARRANTY DEED




BILL GARRETT, Davidson County
Trans:T20170034221 DEEDWARR
Recvd: 04/24/17 10:50 2 pgs
Fees:13.00 Taxes:1017.50
20170424-0039830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Emad Gerges and Nagwa Abdou | Farmington Mortgage | 164 10 0A 317.00 |
| (NAME)<br>3305 Streamridge Court W | (NAME)<br>2002 Richard Jones Rd.<br>Suite 300A | |
| (ADDRESS)<br>Antioch, TN 37013 | (ADDRESS)<br>Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Seventy-Five Thousand And No/100 Dollars ($275,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DeeAnne Elaine Miree, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emad Gerges and Nagwa S. Abdou, 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. 371 on the Plan of FINAL PLAT, VILLAGE EIGHT, SUMMERFIELD SUBDIVISION, of record in Instrument No. 20051025-0128762, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to DeeAnne Elaine Miree, a married woman by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation dated March 12, 2008 and recorded March 17, 2008 as Instrument No. 20080317-0026833, in said Register's Office for Davidson County, Tennessee.

Daniel L. Miree joins in this conveyance tranferring whatever marital interest they may have in the subject property to the grantee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 3305 Streamridge Court W, Antioch, TN 37013

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, has 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 our hands this 21 day of April, 2017

DeeAnne Elaine Miree

Daniel L. Miree

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named DeeAnne Elaine Miree and Daniel L. Miree, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of April, 2017.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-171471SSO