# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $259,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 04/06/2020

HILLARY A. PATE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires 6.4.2020

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3324N

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Fawaz Omar Anbar | Same Address as | 149-15-0A-244.00-CO |
| 1601 Bridgecrest Drive | New Owner | |
| Antioch, TN 37013 | | |

Davidson County DEEDWARR
Recvd: 04/24/17 14:21 3 pgs
Fees:18.00 Taxes:961.63
20170424-0040039

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**DANIEL MICHAEL, MARRIED AND FAHIM ERYAN, MARRIED**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**FAWAZ OMAR ANBAR AND AYAT A. ALAWNEH, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTEE(S), 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. 327 on the Plan of Amendment to Phase 3, Cambridge Forest, Final Subdivision Plat of record in Plat at Instrument No. 20020503-0054630 (which amended plat of record in Instrument No. 20010628-00684830), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to James H. Leuty, Jr. and wife, Carolyn S. Leuty by Quitclaim deed from Equity Builders Group, LLC, a Tennessee limited liability company of record in Instrument No. 20110308-0018199 Register's Office for Davidson County, Tennessee, dated March 03, 2011 and recorded on March 08, 2011. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Daniel Michael and Fahim Eryan by Warranty deed from James H. Leuty, Jr. and wife, Carolyn S. Leuty of record in Instrument No. 20160219-0015823 Register's Office for Davidson County, Tennessee, dated February 02, 2016 and recorded on February 19, 2016. (Value or consideration as shown in aforementioned deed $110,000.00.) Being also known as 1601 Bridgecrest Drive Antioch, TN 37013.
Property address being provided for informational purpose only.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
2. Rights of claims and parties in possession not shown by the public records.
3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Taxes or special assessments which are not shown as existing liens by the public records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
6. Easements or claims of easements not shown by the Public Records.
7. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
8. Taxes for the year 2017, a lien not yet due and payable.

9. Subject to all matters shown on the Plan of record as Instrument Number 20010628-0068483, as amended in Instrument No. 20020503-0054630, Register's Office of Davidson County, Tennessee.

10. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8206, Page 305, Book 8047, page 243, Book 10332, page 1, Book 10774, page 723, Instrument Number 20020221-0022797, Instrument Number 20061208-0152145 Instrument Number 20061025-0132073, Instrument Number 20100224-0014180, Instrument Number 20110919-0072463, and Instrument No. 20130225-0018348, Register's Office for 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.

11. Charter of Cambridge Forest Homeowner's Association of record in Book 10343, Page 769, in the Register's Office for Davidson County, Tennessee.

12. By-Laws for Cambridge Forest Homeowner's Association of record in Instrument Number 20020221-0022798, in the Register's Office for Davidson County, Tennessee.

13. Easement to AT&T of record in Book 1207, Page 529, in the Register's Office for Davidson County, Tennessee.

14. Storm Drainage Easement of record in Book 7632, Page 962, in the Register's Office for Davidson County, Tennessee.

15. Sanitary Sewer and/or Strom Drainage Easement of record in Book 7453, Page 445, in the Register's Office for Davidson County, Tennessee.

16. Easement for Right of Way of record in Book 1147, Page 148, in the Register's Office for Davidson County, Tennessee.

17. Sewer Easement of record in Book 8795, Page 158, in the Register's Office for Davidson County, Tennessee.

18. Easement of record in Book 6881, Page 320, in the Register's Office for Davidson County, Tennessee.

19. Easement of record in Book 10805, Page 497, in the Register's Office for Davidson County, Tennessee.

20. Subject to all matters appearing on the boundary survey of Double M. Partners Property, dated August 4, 1998, and revised September 24, 1999, by Anderson -Delk and Associates, Inc.

21. Quitclaim Deed for common area of record in Instrument Number 20110919-0072464, in the Register's Office for Davidson County, Tennessee.

22. Stormwater Detention Agreement of record in Instrument Number 20010202-0010454, in the Register's Office for Davidson County, Tennessee.

23. Subject to rights of others in and to the common areas and/or elements.

This is property known as 1601 Bridgecrest Drive, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 21st day of April, 2017.

Daniel Michael

Rania Michael

Fahim Eryan

Jackline Shawky

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

RANIA MICHAEL, JACKLINE SHAWKY,

Personally appeared before me, a Notary Public of said County and State, DANIEL MICHAEL AND FAHIM ERYAN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

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

LAURIE DAMEWOOD NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Notary Public

My Commission Expires: 3/10/21

# True Copy Certification

I, JUSTIN HALL 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 WILLIAMSON

Personally appeared before me, HILLARY A. PATE, a notary public for this county and state, JUSTIN K. HALL 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: 04/06/2020




{Notary' Seal}