WARRANTY DEED

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fady Fahmy	Fady Fahmy	163050B195.00CO
(NAME)	(NAME)	
5170 Hickory Hollow Parkway, 100	2426 Orchard Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/25/17 12:50 3 pgs
Fees:18.00 Taxes:518.00
20170425-0040528

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, **Jay A. Legenhausen, Trustee and Eileen M. Legenhausen, Trustee of The Legenhausen Family Trust dated July 21, 2007**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Fady Fahmy and Teriz Fahmy**, hereinafter called the GRANTEE(S), 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 Unit No. 203, on the plan of Exhibit 'A' Master Deed Lot Layout (Private Element) Phase V Mill Park (formerly Hickory Hollow Townhomes), as shown by plat appearing of record in Instrument Number 200501310011265, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jay Legenhausen and Eileen Legenhausen, husband and wife by Warranty Deed from Greenvale Construction, LLC., a Tennessee limited liability company, dated 04/28/2006, recorded 05/08/2006 of record in Instrument No. 20060508-0053674, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jay A. Legenhausen, Trustee and Eileen M. Legenhausen, Trustee of The Legenhausen Family Trust dated July 21, 2007 by Quitclaim Deed from Jay Legenhausen and Eileen Legenhausen, husband and wife, dated 11/17/2008, recorded 12/31/2008 of record in Instrument No. 20081231-0123759, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Instrument No. 200501310011265, in the Register's Office for Davidson County, Tennessee; (2) All matters shown on the Boundary Plat of record in Plat Book 9700, Page 538, in the Register's Office for Davidson County, Tennessee; (3) Covenants, conditions, easements and restrictions of record in Book 10719, Page 425, First Amendment of record in Book 11167, Page 757, Second Amendment of record in Instrument No. 20141231-0119109, Supplemental Declaration of record in Instrument No. 20050131-0011265, Amendment to By-Laws of record in Book 11167, Page 759, Mill Park Homeowners Association, Inc., Parking Rules of record in Instrument No. 20080304-0021743, Mill Park Homeowners Association, Inc., Architectural Change Request Procedures of record in Instrument No. 20110208-0011084, in

the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (4) Stormwater Detention Agreement of record in Book 10506, Page 278, in the Register's Office for Davidson County, Tennessee; (5) Easement of record in Book 11378, Page 991, in the Register's Office for Davidson County, Tennessee; (6) Grant of Easement of record in Instrument No. 20170206-0012426, in the Register's Office for Davidson County, Tennessee.; (7) Quit Claim Deed to the Homeowners Association of record in Instrument No. 20130723-0076095, in the Register's Office for Davidson County, Tennessee; (8) Mill Park Homeowners' Association Rules and Regulations of record in Instrument No. 20140902-0079467, Instrument No. 20160223-0017010 and Instrument No. 20161028-0113925, in the Register's Office for Davidson County, Tennessee; and (9) Charter of Mill Park Homeowners Association, Inc., of record in Book 10719, Page 419, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5170 Hickory Hollow Parkway, 100, Antioch, TN 37013
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 19 day of April, 2017

THE LEGENHAUSEN FAMILY TRUST DATED JULY 21, 2007

Jay A. Legenhausen, Trustee

Jay A. Legenhausen
Trustee

THE LEGENHAUSEN FAMILY TRUST DATED JULY 21, 2007

Eileen M. Legenhausen, Trustee

Eileen M. Legenhausen
Trustee

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Jay A. Legenhausen and Eileen M. Legenhausen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who proved themselves to be the Trustees of The Legenhausen Family Trust dated July 21, the bargainor, and who, being authorized to do so, acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of April, 2017.

D. NGUYEN
COMM. # 2099638
NOTARY PUBLIC-CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. FEB. 9, 2019

D. Nguyen
NOTARY PUBLIC

My Commission Expires: 02/09/2019

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Jennifer Chandler-Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole 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: 01-06-2020