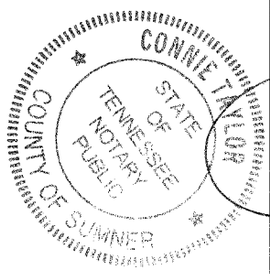
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/17 09:12 3 pgs
Fees:18.00 Taxes:665.63
20170501-0042227



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$179,900.00.**

Affiant

Subscribed and sworn to before me this 25 day of April, 2017

Notary Public
My Commission expires: 11/5/2019
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Shenouda S. Sadek	New Owner	164-08-0B-001.00CO
1001 Lakewalk Drive		
Nashville, TN 37013	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kerri L. Brooks (formerly Kerri L. Kohberger) and Justin A. Brooks, wife and husband**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shenouda S. Sadek and Suzette H. Wahba, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 1, FINAL PLAT OF LAKEWALK, SECTION ONE, as shown on plat of record in Instrument Number 20050128-0010429, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kerri L. Kohberger, a single woman and Justin A. Brooks, a single man, as joint tenants from Jacqueline Catala, unmarried by Warranty Deed on August 26, 2011, of record in Instrument Number 20110906-0068740, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit correcting vesting is of record in Instrument Number 20111024-0082403, Register's Office for Davidson County, Tennessee. Said L. Kerri L. Kohberger having since married and is now known as Kerri L. Brooks.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Instrument No. 20050128-0010429, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20050127-0010145, Register's Office for Davidson County, Tennessee.
- Charter of Lakewalk Homeowner's Association, Inc., of record in Instrument No. 20050125-0009336, Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to Lakewalk Homeowner's Association, Inc., of record in Instrument No. 20060907-0110530, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20050128-0010524, Register's Office for Davidson County, Tennessee.
- Easement for Transmission Line of record in Book 4425, Page 575, Register's Office for said County; Storm Water Detention Agreement of record in Instrument No. 20040209-0015320, Register's Office for said County; Deed to the Metropolitan Government of Nashville and Davidson County of record in Book 4563, Page 896, and Book 11389, Page 299, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1001 Lakewalk Drive, Nashville, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 21, 2017.

Kerri L. Brooks

Justin A. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kerri L. Brooks and Justin A. Brooks,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 21, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017