WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) May 22 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-37435

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owner	MAP-PARCEL NO(S).
James C. Roeder and Lindsey Roeder		150 14 0B 009.00
(NAME)	(NAME)	
3733 Lipton Place		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Nine Thousand Nine Hundred And No/100 Dollars ($229,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Merzek H. Shalaby and Mervat Beshara, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James C. Roeder and wife Lindsey Roeder**, 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. 9 on the Final Plat of Hamilton Church Subdivision, Phase I, of record in Instrument 200508310104380, corrected by Surveyor's Certificate of Correction in Instrument 200702160019954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Merzek H. Shalaby and Mervat Beshara, husband and wife by Warranty Deed from Nathaniel Newsome III AKA Nathaniel Newsome II, and wife Chandra D. Newsome dated June 25, 2010 and recorded June 28, 2010 as Instrument No. 20100628-0050393, in said Register's Office for Davidson County, Tennessee.

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.

File Number: MTJ-172338SSO

BILL GARRETT, Davidson County
Trans:T20170048295 DEEDWARR
Recvd: 06/07/17 08:35 2 pgs
Fees:13.00 Taxes:850.63

20170607-0056763

unimproved ☐

This is improved ☒ property, known as 3733 Lipton Place, 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 5th day of June, 2017

Merzek H Shalaby
Merzek H. Shalaby

Mervat Beshara
Mervat Beshara

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Merzek H. Shalaby and Mervat Beshara, husband and wife, the bargainor, 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 5th of June, 2017.

Cheryl M Rodgers
Notary Public

My Commission Expires: 12-22-19

(SEAL)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: MTJ-172338SSO