# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

LeeAnn Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**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 |
|---|---|---|
| Mody M. Shehata | US Bank | 164-07-0A-022.00-CO |
| (NAME) | (NAME) | |
| 217 Grovedale Trace | 760 Penn Ave Ste A1 | |
| (ADDRESS) | (ADDRESS) | Davidson County DEEDWARR<br>Recvd: 06/07/17 10:37 3 pgs<br>Fees:18.00 Taxes:710.40<br>**20170607-0056922** |
| Antioch, TN 37013 | Richfield, MN 55423 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, I, **Wauretta Rose Beard, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Mody M. Shehata and Evon G. Nathan, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 22 on the Plan of Final Plat, Section One Harvest Grove "Formerly Tillman" "Cluster Lot Subdivision" of record in Plat Instrument No. 20060726-0090037, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wauretta Rose Beard, unmarried by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, dated 06/29/2007, recorded 07/30/2007, of record in Instrument No. 20070730-0089929, in the Register's Office for Davidson County, Tennessee.

Subject to the following: Taxes for the year 2017 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument No. 20060726-0090037, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Instrument No. 20060628-0077382, in the Register's Office for Davidson County, Tennessee; Easement contained in Stormwater Detention Agreement of record in Instrument No. 20040707-0080492, in the Register's Office for Davidson County, Tennessee; Limited Partnership Conveyance of Easement of record in Instrument No. 20060707-0081730, in the Register's Office for Davidson County, Tennessee; Perpetual Easement of record in Instrument No. 20070220-0020794, in the Register's Office for Davidson County, Tennessee; Charter of Harvest Grove Homeowners Association, Inc., of record in Instrument No. 20060519-0059378, 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 217 Grovedale Trace, 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), their heirs and/or 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), their heirs and/or 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 this 26th day of May, 2017.

Wauretta Rose Beard

State of Tennessee
County of Wilson

Personally appeared before me Wauretta Rose Beard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of May, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021