THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170512113** Return To: REALTY TITLE & ESCROW CO. 6525 Quail Hollow, Ste. 115 Memphis, TN 38120 17110178 IG#64066341 Tribeca#231054	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Shelby The actual consideration or value, whichever is greater, for this transfer is: ~~$218,500.00~~ $212,125.00 mm Affiant Subscribed and sworn to before me, this 22nd day of June, 2017. Notary Public My Commission Expires: 4-20-19 MELISSA T. MOORE NOTARY PUBLIC TENNESSEE My Comm Exp. April 20, 2019 COUNTY OF SHELBY

WARRANTY DEED

Address New Owner: Property Owner 2, LLC P O Box 4090 Scottsdale, AZ 85261	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 151-09-0B-136.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Magdy W. Georges and wife, Feibi M. Wahib** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Property Owner 2, LLC, a Delaware Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 158 on the Plan of Lakeside Cove at Percy Priest, Phase 3, of record in Instrument No. 20060825-0105210, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Magdy W. Georges and wife, Feibi M. Wahib by Quitclaim deed from Magdy W. Georges, a married man of record in Instrument No. 20090325-0027019 Register's Office for Davidson County, Tennessee, dated March 12, 2009 and recorded on March 25, 2009.

The execution of this instrument is effected by the signature of Magdy W Georges as Attorney-in-fact for Feibi M Wahib, which Power of Attorney is recorded in Instrument No. 20170626-0063970, in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060825-0105210, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20041105-0133677, 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

Easement for Water Mains of record in Book 8175, Page 783, in the Register's Office for Davidson County, Tennessee.
Easement for Storm Water Detention of record in Instrument Number 20040914-0110817, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170054433 DEEDWARR
Recvd: 06/26/17 11:35 3 pgs
Fees:18.00 Taxes:784.86
20170626-0063971

Quitclaim Deed to HOA of record in Instrument Number 20100219-0012873, in the Register's Office for Davidson County, Tennessee.

TVA Line Easement of record in Book 2336, Page 614 and Book 4428, Page 571, in the Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Instrument Number 20020212-0018699, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument Number 20040914-0110917 and Instrument No. 20050926-0115228, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20090313-0022824 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 5153 Sunsail Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 21st day of June, 2017.

Magdy W. Georges

Feibi M. Wahib by Magdy W. Georges as Attorney in fact

Feibi M. Wahib by Magdy W. Georges
as Attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Magdy W. Georges, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2017.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Magdy W Georges,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Feibi M Wahib,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 21st day of June, 2017.

Notary Public My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF _____
COUNTY OF _____

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for **Feibi M. Wahib**, by virtue of a Power of Attorney duly executed by the said **Feibi M. Wahib,** and:

☐ appearing of record at _____ in the Register's Office of _____ County, Tennessee; or

☒ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said **Feibi M. Wahib** is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above.

FURTHER THE AFFIANT SAYETH NAUGHT.

ATTORNEY IN FACT:

Magdy W. Georges

SWORN to and subscribed before me, this the 21st day of June, 2017.

Notary Public

My Commission Expires: _____ (SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES
MARCH 25, 2018