510

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
17-0091M

BILL GARRETT, Davidson County
Trans:T20170054918 DEEDWARR
Recvd: 06/27/17 11:19 2 pgs
Fees:13.00 Taxes:802.90
20170627-0064583

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

EZZAT Shehata
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of June, 2017

Notary Public
Commission Expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ezzat Shehata 1649 Highwater Drive Antioch, TN 37013	US Bank 7601 Penn. Ave S. Ste. A1 Richfield, MN 55423	164-07-0A-153.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Francis N. Shingleton, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ezzat Shehata and Noor Shaker, husband and wife

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. 166 on the Plan of Section Two, Harvest Grove formerly "Tillman Property", RS-10 Subdivision - Cluster Lot Option of record in Plat at Instrument No. 20140529-0046065, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to BMCH Tennessee, LLC, a Delaware limited liability company by Special Warranty deed from Ole South/Craighead Joint Venture, a Tennessee joint venture of record in Instrument No. 20140613-0051957 Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on June 13, 2014. (Value or consideration as shown in aforementioned deed $1,242,000.00.)

Being the same property conveyed to Francis N. Shingleton, a single woman by Warranty deed from BMCH Tennessee, LLC, a Delaware limited liability company of record in Instrument No. 20150610-0055036 Register's Office for Davidson County, Tennessee, dated June 05, 2015 and recorded on June 10, 2015. (Value of consideration shown in aforementioned deed $174,722.00.) Being also known as 1649 Highwater Drive Anitoch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1649 Highwater Drive, Antioch, TN 37013.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 I so covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22 day of June, 2017.

Francis N. Shingleton

Francis N. Shingleton

STATE OF Mississippi

COUNTY OF Harrison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Francis N. Shingleton, a single woman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Biloxi (city), Mississippi (state) this 22 day of June, 2017.

Michael A. Bpher, AIC, USAF

Notary Public
My Commission Expires: Title 10 USC 1044a

(Notary Seal) Notary Public Authorized Under 10 U.S.C. Section 1044A SEAL

Michael Bpher, AIC, USAF
Military Notary Title 10 USC 1044a