PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

# WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Nady B. Louise
Affiant

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

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Nady B. Louise and Magda E. Mesaid | U.S. Bank N.A. | 183-5-A-404 |
| (NAME) | (NAME) | |
| 5271 Catspaw Drive | 500 East Main Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Bowling Green, KY 42101 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20171331 |

For and 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, TERESA BROOKS**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **NADY B. LOUISE AND MAGDA E. MESAID, 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 551, on the map entitled October Woods, Phase 5, Section 11, of record as Instrument No. 20041119-0138999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Teresa Brooks by Cash Deed for Tennessee from The Secretary of Housing and Urban Development, dated December 6, 2011, of record in Instrument No. 20111207-0095378, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Restrictions appearing of record in Book 9840, Page 276, amended in Instrument No. 20041119-0138999 and the By-Laws appended thereto, of record in Book 9840, Page 267, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Subject to Storm Water Retention of record in Book 11307, Page 166, said Register's Office.

Subject to Common Area of record in Instrument No. 20071221-0146548, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 5271 Catspaw Drive, Antioch, TN 37013
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20170055224 DEEDWARR
Recvd: 06/28/17 10:45 2 pgs
Fees:13.00 Taxes:1128.50
20170628-0064951

Witness my hand this 26th day of June, 2017

Teresa Brooks

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Teresa Brooks, the within named 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, at office, this 26th of June, 2017.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

