

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$210,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-6-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mekhaeil Elaarag 4452 Frost Street Nashville, TN 37214	US Bank 7601 Penn Ave Ste A1 Richfield, MN 55423	062-02-0B-142.00CO

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, we,

Grant E. Byers and wife, Kimberley R. Crook

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mekhaeil F. Elaarag and Naema Gobran, 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. 75, First Amendment, Abbington Park, Phase One, Section Three, as shown on the plat of record in Instrument No. 20040728-0090230, in Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Grant E. Byers, an unmarried person by deed from Thomas William Lybrook, unmarried dated February 4, 2013 of record in Instrument No. 20130214-0015001, Register's Office for Davidson County, Tennessee. Grant E. Byers has since married. Kimberley R. Crook joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which she may have marital or otherwise.

Davidson County DEEDWARR
Recvd: 06/30/17 15:15 3 pgs
Fees:18.00 Taxes:777.00
20170630-0066309

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20040728-0090230, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument No. 20081008-0101931 corrected in Scrivener's Affidavit of record in Instrument Number 20081031-0108645 and Instrument No. 20030213-0020075 and Instrument No. 20010402-0031520 and Supplemental Restrictions in Instrument No. 20040518-0058461 and amended in Instrument No. 20161027-0113738 and Instrument No. 20170124-0007830, Register's Office for Davidson County, Tennessee
4) Property is subject to By Laws of record in Instrument No. 20030303-0027406, said Register's office.
5) Property is subject to HOA Charter of record in Instrument No. 20030303-0027405, said Register's office.
6) Property is subject to an Easement for Stormwater to Metro of record in Instrument No. 20030109-0004246 , said Register's office.
7) Property is subject to easement for Sanitary Sewer to Metro of record in Instrument No. 20060811-0098951 , said Register's office.
8) Property is subject to an Easement for Flowage to USA of record in Book 2242, Page 513, said Register's office.
9) Property is subject to conveyance for common area & open space of record in Instrument No.20050201-0011848, said Register's office.

10) Property is subject to conveyance for water/sewer of record in Book 8377, Page 820 , said Register's office.
11) Property is subject to transmission line easement of record in Book 1163, Page 341 , said Register's office.
12) Property is subject to right of way for Ingress/Egress of record in Book 1198, Page 525 , said Register's office.
13) Property is subject to agreement in Deed 20000720-0071648 for access and mutually agreeable locations for sewer line on grantors adjacent property.
14) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4452 Frost Street, Nashville, TN 37214**
(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 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, 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 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 hand(s) this 27 day of June, 2017.

Grant E. Byers

Kimberley R. Crook

STATE OF OHIO
COUNTY OF CLERMONT

Personally appeared before me, Grant E. Byers and wife, Kimberley R. Crook, with whom I am personally acquainted, (or who 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, at office, this 27 day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 03-29-2020

NOTARY PUBLIC STATE OF OHIO

LAUREN HUGHES
Notary Public, State of Ohio
My Comm. Expires 03-29-2020

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

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