THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 170612463

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $165,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2017.

Notary Public
My Commission Expires: 10-7-19

ANITA LESTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170056745 DEEDWARR
Recvd: 07/03/17 12:48 2 pgs
Fees:13.00 Taxes:610.50
20170703-0066783

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Lee Ashby, III	Regions Bank d/b/a Regions Mtg	Tax Parcel ID No.
2408 Nashboro Blvd	2050 Parkway Office Circle	135-12-0E-005.00-CO
Nashville TN 37217	Birmingham, AL 35244	

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, **Saber Gerges and Sahara Girgis, a married couple** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert Lee Ashby, unmarried and NaaDzama Oddoya, unmarried as tenants in common with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 205, on the Plan of Phase One, Nashboro Village, Tract 21 of record in Book 4660, Page 159, as amended by Instrument No. 20031118-0168332 and now includes the Horizontal Property Regime Private Elements, Nashboro-Fairway Pointe, 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 Saber Gerges and Sahara Girgis, a married couple by Special Warranty deed from Secretary of Veterans Affairs, an officer of the United States of America of record in Instrument No. 20140604-0048675 Register's Office for Davidson County, Tennessee, dated June 03, 2014 and recorded on June 04, 2014.

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 PUD Boundary Plat of Nashboro - Fairway Pointe of record in Instrument Number 20020710-0083054, in the Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of Nashboro - Fairway Pointe of record in Instrument Number 20020820-0100664, in the Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of Tract #21 - Nashboro Village of record in Book 4660, Page 159, as amended by Instrument No. 20031118-0168332, in the 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 Book 11703, Page 520, as amended in Instrument No. 20010322-0017768, Instrument No. 20031118-0168332, Instrument No. 20050222-0018813, Instrument No. 20000316-0027171, Instrument No. 20091105-0102438 and Instrument No. 20110923-0073937, 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.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, Book 5469, Page 840, Book 7751, Page 907, and Instrument No. 20000627-0063887, 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.
Charter of Fairway Pointe Homeowners' Association of record in Book 11703, Page 518, in the Register's Office for Davidson County, Tennessee.

Consent to Declaration of Covenants, Condition, and Restrictions for Fairway Pointe Homeowners' Association of record in Instrument Number 20010322-0027768, in the Register's Office for Davidson County, Tennessee.
The perpetual right, power, privilege and easement to overflow, flood and submerge certain parcels and restrictions against construction or maintenance of Structures for human habitation on certain tracts or other structures without approval of USA on such tracts as set forth in Judgment of Declaration of Taking for the J. Percy Priest Dam and Reservoir Project, Stones River, Tennessee, as set forth in Instrument recorded in Book 4254, Page 410, Register's Office for Davidson County, Tennessee.
Public Right-of-Way Dedication of record in Book 4460, Page (s) 149-151, in the Register's Office for Davidson County, Tennessee.
Easements of record in Book 4868, Page 74 and Book 4815, Page 425, in the Register's Office for Davidson County, Tennessee.
Five (s) foot easement and twenty (20) foot easement for sanitary sewers and storm drainage granted to Metropolitan Government of Nashville and Davidson County, as set forth in Instrument Recorded in Book 8870, Page 887, Register's Office for Davidson County, Tennessee.
Five (5) foot easement for sanitary sewer and storm drainage granted to Metropolitan Government of Nashville and Davidson County as set forth in instrument recorded in Book 8870, Page 932, Register's Office for Davidson County, Tennessee.
0.02-acre overhead line easement granted to Metropolitan Government of Nashville and Davidson County as set forth in instrument recorded in Book 4815, Page 425, Register's Office for Davidson County, Tennessee.
Easement as established and reserved of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.
Easements for Metro Government of record in Book 4868, Page 74 and Book 4815, Page 425, in the Register's Office for Davidson County, Tennessee.
Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, Page 410, in the Register's Office for Davidson County, Tennessee.
Easement for Cable Television of record in Instrument Number 20001012-0101575, in the Register's Office for DavidsonCounty, Tennessee.
Storm Water Detention Agreement of record in Instrument Number 20010314-0024179, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20020815-0098780, in the Register's Office for Davidson County, Tennessee.
Subject to a Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee.
Quitclaim of common areas from WDN Properties, Ltd., a Texas limited partnership to Fairway Point Homeowners Association, Inc. of record in Instrument Number 20001010-0100360, in the Register's Office for Davidson County, Tennessee.
Subject to agreements contained in "License to Use Fitness Center and Swimming Pools" of record in Instrument Number 20020507-0056329, in the Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Plat Book 11700, Page (s) 49 and 50, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Plat Book 4660, Page 156, Book 6200, Page 341, and Instrument No. 20020710-0083054, Register's Office for Davidson County, Tennessee.
By-Laws of Fairway Pointe Homeowner's Association, Inc. of record in Book 11703, Page 560, in the Register's Office for Davidson County, Tennessee.
Easement for Cart Path of record in Book 10110, Page 860, in the Register's Office for Davidson County, Tennessee.
Strom Water Detention Agreement of record in Instrument Number 20020815-0096780, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2408 Nashboro Blvd Nashville TN 37217

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, Grantor has executed this instrument on this 30th day of June, 2017.

Saber Gerges
Saber Gerges

Sahara Girgis
Sahara Girgis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Saber Gerges and Sahara Girgis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2017.

Notary Public

My Commission Expires:

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