Davidson County	DEEDWARR
Recvd: 07/03/17 14:21	3 pgs
Fees:18.00 Taxes:758.13	
20170703-0066898	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$204,900.00.**

Brittany Clapp
Affiant

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

Notary Public
My Commission expires: DEC 27 2017
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Steven Clapp Brittany Clapp	New Owner	148-10-0C-001.00CO
123 Anton Drive		
Nashville, TN 37211	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Girgis Monir Tanas (formerly Zaki Tanas) and Nermin Tawfik Tanas (formerly Nermin Saad), husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Steven Clapp and Brittany Clapp**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee: * husband and wife

Land in Davidson County, Tennessee, being Unit No. A on the Master Deed and Declaration of Covenants and Restrictions for Anton Drive 9, of record in Instrument Number 20060815-0100398, Register's Office of Davidson County, Tennessee, revising Lot 9 on the Plan of Anton Place, of record in Plat Book 9700, Page 376 and Surveyor's Certificate of Correction of record in Book 10589, Page 126, said Register's Office, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Zaki Tanas and Nermin Saad, husband and wife from Richard N. Dooley and wife, Jamie K. Dooley by Warranty Deed on November 16, 2009, of record in Instrument Number 20091123-0107126, Register's Office for Davidson County, Tennessee. Zaki Tanas has since been granted a Petition for Name Change from the US District Court of Middle Tennessee and is now known as Girgis Monir Tanas. Nerman Saad has since been granted a Petition for Name Change from the US District Cout of Middle Tennessee and is now known as Nermin Tanas.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan as shown on Exhibit "C" of the Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20060815-0100398, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10345, Page 667, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Plat Book 9700, Page 376, as corrected by Surveyor's Certificate of Correction of record in Book 10589, Page 126, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **123 Anton Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this June 30, 2017.

Girgis Monir Tanas

Nermin Tawfik Tanas

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Girgis Monir Tanas and Nermin Tawfik Tanas** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 30, 2017

Notary Public

My commission expires 11-5-2018

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

True Copy Certification

I, Kristen Traini, 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 Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY