WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

COMMIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sameh Shenouda	New Owner	151-09-OA-047.00
(NAME)	(NAME)	
6421 Paddington Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/05/17 14:39 3 pgs
Fees:18.00 Taxes:851.00
20170705-0067498

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jon Nghiem and Hien Nguyen, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sameh Shenouda and Marwa Yousif**, hereinafter called the GRANTEE (S), 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 all of Lot 47 on the Plan of Final Plat, Long Hunter Chase (erroneously shown as Lone Hunter Chase in Deed), A Residential Planned Unit Development, Phase I, Section II, of record in Plat Book 9700, Page 638, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sam E. Stansbury, Trustee by Quit Claim Deed from Quoc Ngjiem, unmarried and also known as Quoc Nghiem and now known as Jon Nghiem, unmarried and Hien Nguyen, unmarried and now property conveyed to Jon Nghiem, unmarried by Quit Claim Deed from Sam E. Stansbury, Trustee dated 12/27/2012 recorded 12/28/2012, of record in Instrument No. 20121228-0119940, in the Register's Office for Davidson County, Tennessee.

Subject to All matters shown on the plat of record in Plat Book 9700, Page 638, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 9430, Page 251, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 8197, Page 288, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9588, Page 930, in the Register's Office for Davidson County, Tennessee. Charter of Long Hunter Chase Homeowners' Association of record in Book 9433, Page 953, in the Register's Office for Davidson County, Tennessee. Boundary Plat of record in Book 7900, Page 595, in the

Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Instrument No. 20030820-0120927, in the Register's Office for Davidson County, Tennessee and Easement for the flow of Smith Springs Creek, as much as thereon may flow, from time to time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6421 Paddington Way, Antioch, TN 37013
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 9th day of June, 2017.

Jon Nghiem

Hien Nguyen

State of Tennessee
County of Wilson

Personally appeared before me Jon Nghiem and Hien Nguyen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of June, 2017.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMBLE
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017