Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170058623 DEEDWARR
Recvd: 07/10/17 11:54 2 pgs
Fees:13.00 Taxes:899.10
20170710-0069012

ADDRESS NEW OWNER:
Ayman Awad
2620 Mountain Dale Court
Antioch, TN 37013

SEND TAX BILL TO:

NEW OWNER

MAP/PARCEL 164-10-0A-123.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Alexander Posey and wife, Rebecca Ilyse Hiller Posey, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Ayman Awad and Maryem Gergis, husband and wife, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 329 on the Plan of Village Two, Summerfield, of record in Plat at Instrument No. 20000929-0096421, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Alexander Posey and wife, Rebecca Ilyse Hiller Posey by Warranty deed from Anthony Meadows and wife Bridget Meadows of record in Instrument No. 20140731-0068592 Register's Office for Davidson County, Tennessee, dated July 25, 2014 and recorded on July 31, 2014.

This is improved property known as: **2620 Mountain Dale Court, Antioch, Tennessee 37013.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 5th day of July, 2017.

WITNESS MY HAND on this the 5th day of July, 2017

John Alexander Posey

Rebecca Ilyse ~~Hiller~~ Posey

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson (4pp)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **John Alexander Posey and Rebecca Ilyse Hiller Posey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 5th day of July, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson (4pp)

The actual value or consideration, whichever is greater, for this transfer is $243,000.00.

AFFIANT

Subscribed and sworn to before me this the 5th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 17045