WARRANTY DEED

BILL GARRETT, Davidson County

Trans:T20170058730 DEEDWARR
Recvd: 07/10/17 13:58 2 pgs
Fees:13.00 Taxes:998.63

20170710-0069163

R-VRES-17-08654

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-14-2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zakaria Botros and Mary Gerges	new owner	
(NAME)	(NAME)	
8654 Gauphin Place		**173-09-0A-442.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JILL BRANDI, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZAKARIA BOTROS AND MARY GERGES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 381 on the Plan of Revision to Lots 367 through 383 and Open Space "A", Phase Six, Lenox Village of record in Plat at Instrument No. 20050617-0069532, revision of Plat Instrument Number 20050112-0004530 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 Jill Brandi, a single woman by Warranty deed from Clifton Foy and Lori C. Foy, husband and wife of record in Instrument No. 20120829-0078185 Register's Office for Davidson County, Tennessee, dated August 27, 2012 and recorded on August 29, 2012.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record as Instrument Number 20050112-0004530 revised in Plat at Instrument No. 20050617-0069532, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060612-0069716, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104305, Instrument No. 20070830-0104306, Instrument No. 20080326-0030438, Instrument No. 20080326-0030439, Instrument No. 20080403-0033974, Instrument No. 20080403-0033975, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement(s) of record in Book 7361, Page 230 and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Lenox Village of record in Instrument Number 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
- Matters shown on the Plan of record in Instrument No. 20050617-0069532, Register's Office of Davidson County, Tennessee.
- Quitclaim Deed for common areas to Homeowner's Association of record in Instrument No. 20020510-0053757 and re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
- Easement for right of way of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains &

Appurtenances of record in Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7985, Page 449, Instrument No. 20010918-0100850 and Instrument No. 20011106-0121932, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20011112-0123853, in the Register's Office for Davidson County, Tennessee.
• Restrictive Covenants of record in Instrument Number 20050415-0042052 and Instrument No. 20050421-004597 in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8654 Gauphin Place, Nashville, Tennessee 37211**.

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), their heirs and 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), 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 my/our hand(s) this the 30th DAY OF JUNE, 2017.

Jill Brandi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JILL BRANDI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212