THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170612264**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. Affiant Subscribed and sworn to before me, this 11th day of July, 2017. Notary Public My Commission Expires: 10/14/2020

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 07/20/17 09:16 3 pgs
Fees:18.00 Taxes:1091.50
20170720-0073118

WARRANTY DEED

Address New Owner: Magdy Danial and Afaf Danial 2924 Summercrest Trail Antioch TN 37013	Send Tax Bills To: Pinnacle Bank 150 3rd Ave. S, Ste. 900 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 164-10-0A-375.00-CO

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, **Sandra Jackson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Magdy Danial and Afaf Danial, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 420 on the Plan of Final Plat of Village Nine, Summerfield Subdivision of record in Plat at Instrument No. 20060718-0086560, 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 Sandra Jackson, married by Warranty deed from Capitol Homes, Inc., a Tennessee Corporation of record in Instrument No. 20080929-0098802 Register's Office for Davidson County, Tennessee, dated September 19, 2008 and recorded on September 29, 2008.

Elvis Jackson joins in this conveyance for the purpose of conveying all right, Title and interest he may have in and to the above described property as spouse of Sandra Jackson.

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 record as Instrument Number 20060718-0086560, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11588, Page 484; Book 1669, Page 376; Instrument Number 20010308-0021946; Instrument No. 20051103-0133360, Instrument No. 20050317-0029621, Instrument No. 20051103-013359, Instrument No. 20060724-0089079, Instrument Number 20010504-0046260; Instrument Number 20030527-0071168; Amended to Supplementary Declaration adding Section Nine filed in Instrument Number 20060921-0117120, Instrument Number 20060724-

0089080, and Instrument No. 20060724-0089081, 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 Homeowner's Association of record in Book 11648, Page 660 and amended in Instrument Number 20010326-0028531, in the Register's Office for Davidson County, Tennessee.

By-Laws of Homeowner's Association of record in Instrument Number 20010504-0046261 amending Book 11648, Page 662, in the Register's Office for Davidson County, Tennessee.

Easement granted to BellSouth of record in Book 1141, Page 327, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20031028-0158502, Instrument No. 20050329-0033458, and Instrument Number 20000113-0004777, in the Register's Office for Davidson County, Tennessee.

Permanent Easement to Tennessee Telephone Company of record in Instrument Number 20000824-0083643, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer of record in Instrument Number 19991216-0303934, and Instrument No. 20000809-0079074, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2924 Summercrest Trail Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 11th day of July, 2017.

Sandra Jackson

Elvis Jackson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sandra Jackson and Elvis Jackson, with whom I am personally acquainted, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2017.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021