Bill Garrett Davidson County
Batch# 127 DEEDWARR
09/11/2017 12:14:44 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20170911-0092856

WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 17W0820
TG: 1489057
Jmibeca No: 233949

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Shelby

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $230,000.00.

Affiant

Subscribed and sworn to before me this 10th day of August, 2017

Notary Public
My Commission expires: 4-20-19
(Affix Seal)

MELISSA T. MOORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 20, 2019
COUNTY OF SHELBY

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:
Property Owner 3 LLC	SAME	150120A00300CO
P O Box 4090		
Scottsdale, AZ 85261		

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, **Agaibi Fawzey**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Property Owner 3, LLC**,a Delaware Limited Liability Company, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 606 on the Plan of Phase II, Somerset, a Planned Unit Development of record in Plat Book 6900, Page 734, Register's Office for Davidson County, Tennessee,

Being the same property conveyed to Selene Finance, LP, by Trustee's Deed, dated November 23, 2015, recorded 20151208-0123423, Register's Office for Davidson County, Tennessee. Further being conveyed to Agaibi Fawzey and Amir Girigs by Special Warranty Deed from Selene Finance, LP, dated December 18, 2015 recorded December 28, 2015 of record in Instrument # 20151226-0129635, Register's Office for Davidson County, Tennessee. Further conveyed to Agaibi Fawzey by Quitclaim Deed from Amir Girgis, dated May 9, 2016, recorded June 6, 2016 of record in Instrument # 20160606-0056594, Register's Office for Davidson County, Tennessee.

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 in the estimated amount of $1,841.40 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 150120A00300CO, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Page 734, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Deed Book 7619, Page 647; Book 7657, Page 583; Book 7675, Page 923; Book 7776, Page 826; Book 8201, Page 770; Book 8663, Page 384; Book 8708, Page 630; Book 9036, Page 326; Book 9065, Page 744; Book 9072, Page 572; Book 9245, Page 332; Book 9696, Page 654 and Book 10404, Page 641, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7619, Page 679; Book 9509, Page 363: Book 9647, Page 472; Instrument Numbers 20090513-0044145 and 20060405-0039162, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Book 7661, Page 37, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3708 Huntingboro Trail, Antioch, TN 37013**

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 August 18, 2017.

AGAIBI FAWZY

Agaibi Fawzey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Agaibi Fawzey** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 18, 2017

My commission expires 5-30-2021

Julie Coone

Notary Public

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