THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

File No. 17-0930

Map-Parcel No. 181-11-0C-017.00

Bill Garrett Davidson County
Batch# 997 DEEDWARR
09/14/2017 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20170914-0094221

Property Address:
8336 Rossi Road, Brentwood, TN 37027

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:
Farmington Mortgage, A Division of Capstar Bank
2002 Richard Jones Rd #300A
Nashville, TN 37215

Grantees' Name, Address:
NOHA FOUAD and SHADY GAD
8336 Rossi Rd
Brentwood, TN 37027

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BRET D. ARNOLD, married**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **NOHA FOUAD AND SHADY GAD, wife and husband,** hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 265, on the Plan of The Villas of Concord Place, Phase 5 (formerly known as Concord Place 2, Phase I), as shown on Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200803118-0027346, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to BRET D. ARNOLD from MARK D. FOTHERGILL and wife, LISA JILL FOTHERGILL, by deed dated August 2, 2016, and recorded on August 4, 2016, of record in Instrument No. 20160804-0080913, Register's Office for Davidson, Tennessee.

THE SUBJECT PROPERTY BEING CONVEYED HEREIN WAS NEVER THE RESIDENCE OF THE GRANTORS SPOUSE.

This is property known as 8336 Rossi Road, Brentwood, TN 37027.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2017 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument No. 20071120-0136050, as corrected in Instrument No. 20080318-0027346, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050922-0114218; Instrument No. 20060328-0035297; Instrument No. 20060501-0049958; Instrument No. 20060731-0092350; Instrument No. 20061228-0160255; Instrument No. 20070130-0012170; Instrument No. 20071129-0138690; Instrument No. 20071213-0143550; Instrument No.

20080226-0018882 and Instrument No. 20080318-0027346, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowners Association of record in Instrument No. 20081219-0121383, Registers Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowners Association of record in Instrument No. 20051031-0130768, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record in Instrument No. 20051219-0151949, Register's Office for Davidson County, Tennessee.

7. Easement for Transmission Lines of record in Book 4425, page 568, Register's Office for Davidson County, Tennessee.

8. Easement for Sanitary Sewers, Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument No. 20071023-0125249, Register's Office for Davidson County, Tennessee.

9. Water Quality Pond of record in Instrument No. 20070125-0010032, Register's Office for Davidson County, Tennessee.

10. Maintenance Agreement of record in Instrument No. 20070509-0055790, Register's Office for Davidson County, Tennessee.

11. Rights and easements of adjoining landowners in and to any party walls located on the parcel.

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

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature this 6 day of September, 2017.

BRET D. ARNOLD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **BRET D. ARNOLD**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he, executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this 6 day of September, 2017.

Notary Public
My Commission expires: 2-18-19

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$240,000.00**.

Nicolette J. Cole
Affiant

SWORN TO and subscribed before me on this 7th day of September, 2017.

Notary Public
My Commission expires:

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Certificate of Authenticity

I, Jennifer Chandler- Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020