WARRANTY DEED

Bill Garrett Davidson County
Batch# 1443 DEEDWARR
09/15/2017 03:56:30 PM 2 pgs
Fees: $13.00 Taxes: $173.90
20170915-0094791

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$47,000.00.**

Affiant

Subscribed and sworn to before me this 14 day of September, 2017

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

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:
Kamel Guirguis	New owner	Map 043040A04100CO
2429 Rychen Dr.		
Nashville, TN 37217		

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, **Issac Abdelnour**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kamel Guirguis**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being all of Lot No. 18 on the First Revision, Final Plat of Cluster Lot Subdivision, River Landing, Section 1, Phase 1, formerly known as Windstar Estates, Section 1, Phase 1, as shown by plat appearing of record in Instrument Number 20060918-0115492, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Issac Abdelnour by Warranty Deed dated 10/5/16 from Triple Crown Investments, LLC of record in Instrument Number 20161006-0105859, 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 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20060918-0115492, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20060502-0050264; 20060620-0073693; 20060815-0100349; 20151202-0121305 and 20150520-0046604 , Register's Office for County, Tennessee.
- Easements and Agreements of record in Book 4859, Page 951; Book 8274, Page 619; Book 8274, Page 624; Book 9411, Page 730; Book 9411, Page 739; Book 9411, Page 743; Book 9872, Page 651; Book 2240, Page 375; Book 7732, Page 213; Instrument Numbers 20030710-0096041 and 20160811-0083768, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20150611-0055225, Register's Office for Davidson County, Tennessee.
- Notice of Hold on Building permits of record in Instrument Numbers 20100218-0012626; 20100426-0031351; and 20120514-0041186, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: **725 River Landing Way, Old Hickory, TN 37138**

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 September 11, 2017.

Issac Abdelnour

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Issac Abdelnour** 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 September 11, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON 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

My commission expires: 5-3-2021

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