WARRANTY DEED

Bill Garrett Davidson County
Batch# 1444 DEEDWARR
09/15/2017 03:57:30 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20170915-0094792

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, **$205,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 12th 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:
Hoda M. Guirguis	US Bank N.A.	148100C00200CO
125 Anton Drive	3180 Rider Trail South	
Nashville, TN 37211	Earth City, MO 63045	

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, **Pauline M. Guirguis, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hoda M. Guirguis, a married woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. B on the Master Deed and Declaration of Covenants and Restrictions for Anton Drive 9, of record in Instrument Number 20060815-0100398, revising Lot 9 on the Plan of Anton Place of record in Plat Book 9700, Page 376 and Surveyor's Certificate of Correction of record in Book 10589, Page 126, said Register's Office, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Pauline M. Guirguis, unmarried from Richard N. Dooley and wife, Jamie K. Dooley by Warranty Deed on June 5, 2009, of record in Instrument Number 20090611-0054427, 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 Book 9700, Page 376 and Master Deed of record in Instrument Number 20060815-0100398, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20060815-0100398 and 20050310-00026902, Register's Office for Davidson County, Tennessee.
- Surveyor's Certificate of Correction of record in Book 10589, Page 126, Register's Office for Davidson County, Tennessee.

This is improved property known as: **125 Anton Drive, Nashville, TN 37211**

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 12, 2017.

Pauline Guirguis
Pauline M. Guirguis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Pauline M. Guirguis** 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 12, 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.

Julie Coone
Notary's Signature

My commission expires: 5-3-2021

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