Bill Garrett Davidson County
Batch# 1652 DEEDWARR
09/18/2017 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $958.30
20170918-0095068

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $259,000.00.

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Affiant

Subscribed and sworn to before me, this 14th day of August, 2017.

Notary Public
My commission expires: 11/5/2019

04-1707-56541

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ezzat Mokhtar 3740 Grace Falls Drive Antioch TN 37013	New Owner	164-08-0-C-042.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Emmanuel C. Clottey and Marissa N. Clottey married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ezzat Mokhtar and Mogda Ekladios, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 114, on the Plan of Section One, Hamilton Chase, of record in Instrument No. 20051025-0128977, as corrected in Instrument No. 20051031-0131297, and Instrument No. 20051031-01031368, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emmanuel C. Clottey and Marissa N. Clottey,married by deed from Greenvale Construction, LLC, a Tennessee limited liability company, dated April 18, 2007, recorded April 24, 2007, of record in Instrument No. 20070424-0048816, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3740 Grace Falls Drive, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 14th day of August, 2017.

Emmanuel C. Clottey

Marissa N. Clottey

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Emmanuel C. Clottey and Marissa N. Clottey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 14th day of August, 2017.

Notary Public
State of Tennessee at Large

My Commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017