THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170813007**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is grater, for this transfer is: $175,000.00. Maged NB Affiant Subscribed and sworn to before me, this22nd day of September, 2017. Notary Public My Commission Expires: 05/06/2019

Bill Garrett Davidson County
Batch# 5623 DEEDWARR
09/28/2017 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20170928-0099383

WILLIAM D. CASTLEMAN JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Maged N. Bekeit and Christeen Flefel 1515 BRIDGECREST DR #416 Antioch TN 37013-1941	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 149150B07300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alicia Macioch, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maged N. Bekeit and Christeen Flefel, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 416 on the revised Plat Plan of Cambridge Forest Townhomes, of record in Instrument Number 20040224-0020966, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alicia Macioch by Special Warranty Deed from Bank of America as Successor by Merger to La Salle Bank National Association as Trustee for LXS 2006-11 Trust Fund, recorded on the 16th day of December, 2009 in Instrument No. 20091216-0114436, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20020213-0018958, revised at Instrument No. 20020710-0083055 and re-recorded at Instrument No. 20040224-0020966.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20030806-0112013, amended at Instrument Nos. 20160412-0034961, 20160412-0034962, 20160412-0034963, 20160412-0034964, 20160502-0042419, 20160502-0042420, 20160502-0042421 and 20160502-0042422, Book 10332, Page 1 and Book 10774, Page 723.

Charter of Cambridge Forest Homeowners Association recorded in Book 10343, Page 769.

Easement for Telephone Lines, recorded in Book 1207, Page 529.

Easement for Road Right of Way, recorded in Book 1147, Page 148.

Easement for Sewers, recorded in Book 6881, Page 320.

Easement for Sewers and Drainage, recorded in Book 7453, Page 445 and Book 8795, Page 158.

Storm Drainage recorded in Book 7632, Page 962 and Book 10805, Page 497.

Grant of Easement recorded at Instrument No. 20121114-0104688.

This is improved property located at 1515 BRIDGECREST DR #416 Antioch TN 37013-1941

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of September, 2017.

Alicia Macioch By: Carlos Enrique Macioch Her attorney in fact

Alicia Macioch
By: Carlos Enrique Macioch,
Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carlos Enrique Macioch, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Alicia Macioch, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22nd day of September 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

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