Bill Garrett Davidson County
Batch# 15050 DEEDWARR
10/18/2017 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20171018-0106836

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 16th day of Oct., 2017.

Notary Public

My commission expires: 11/5/2018

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV 5, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Maher Farag **Basma Fahim**	**US BANK**	**149070C05900CO**
788 Dover Glen Drive	**1125 Murfreeboro rd**	
Antioch, TN 37013	**Nashville, TN 37217**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Saad Taky Youssef (formerly known as Saad Moawd) and wife, Nawaz Nazeer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maher Farag and Basma Fahim, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 all of Lot No. 59 on the Final Plat, Highlands of Chelsea Village, Section One, of record in Instrument No. 20040616-0071117 and Instrument No. 20040309-0026802, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete details of said lots.

Being the same property conveyed to Saad Moawd and Nawaz Nazeer, by Special Warranty Deed from Brookfield Relocation Inc. a Colorado corporation FKA Prudential Relocation, Inc., a Colorado corporation, dated April 27, 2012, of record in Instrument No. 20120521-0043694, Register's Office for Davidson County, Tennessee. **Saad Moawd is now known as Saad Taky Youssef pursuant to Petition for Name change in the United States District Court for the Middle District of Tennessee, granted October 30, 2015.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Instrument No. 20030203-0014146, Instrument No. 20040309-0026802, and Instrument No. 20040616-0071117, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions and By-Laws of record in Book 8082, page 329, as amended in Book 8083, page 386, amended in Book 8842, page 434, Instrument No. 20040930-0117682, said Register's Office

Storm Water Detention Agreement of record in Instrument No. 20030226-0025748, said Register's Office.

Charter of record in Book 8813, page 192, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 788 Dover Glen 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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 16th day of October, 2017.

Saad Taky Youssef

Saad Taky Youssef

Nawal Nazeer

Nawaz Nazeer

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Saad Taky Youssef and Nawaz Nazeer, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2017.

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, KEMBERLY POWELL, 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 Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)