WARRANTY DEED

Bill Garrett Davidson County
Batch# 16275 DEEDWARR
10/20/2017 04:08:30 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20171020-0107909

JULIE COONE 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 19th day of October, 2017

Julie Coone
Notary Public
My Commission expires: 5-3-2021
(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:
Georg Sobhy Solyman	SAME	135-14-0A-141.00CO
825 Rocky Mountain Parkway		
Antioch, TN 37013		

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, **Atef Ebrahim and wife, Ansaf Abdelmasih**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Georg Sobhy Solyman**, a married man, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Lot 141, PHASE THREE, PINNACLE POINT SUBDIVISION, as shown on plat of record in Plat Book 6900, Page 391, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Atef Ebrahim and wife, Ansaf Abdelmasih from Kamel G. Samman and Jaklin M. Yousef, a married couple by Warranty Deed on March 27, 2012, of record in Instrument Number 20120330-0027219, 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 in the estimated amount of $1,385.30 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 135-14-0A-141.00, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Pages 391, 392 and 393, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7032, Page 733, as amended and supplemented in Book 7067, Page 739; Book 10097, Page 390; Instrument Numbers 20010504-0046047 and 20010504-0046048, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 7032, Page 730, Register's Office for Davidson County, Tennessee.
- Charter of Pinnacle Point Homeowner's Association, Inc., of record in Book 7058, Page 234, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **825 Rocky Mountain Parkway, Antioch, TN 37013**

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 October 19, 2017.

Atef Ebrahim

Atef Ebrahim

ansaf abdelmasih

Ansaf Abdelmasih

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Atef Ebrahim and wife, Ansaf Abdelmasih** 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 October 19, 2017

My commission expires 5-3-2021

Julie Coone

Notary Public

JULIE COONE
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.