WARRANTY DEED

Bill Garrett Davidson County
Batch# 25349 DEEDWARR
11/14/2017 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20171114-0116748

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson MO

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$135,000.00.**

tayen johnson
Affiant

Subscribed and sworn to before me this 10 day of Nov, 2017

Notary Public
My Commission expires: 3-27-18 (Affix Seal)

MORGAN O'NEIL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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:
Cassie Young	Churchill Mortgage Corp.	15007026400
3318 Oak Trees Court	7101 Old Hickory Blvd #400	
Antioch, TN 37013	Brentwood, TN 37027	

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, **Romany Samih Gad, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cassie Lee Young,*** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*single woman

Land in Davidson County, Tennessee, being Lot No. 54-A on the Plan of Zone Lot Division of Lots 53 and 54, Lakeshore Woods, Section 2, of record in Plat Book 6250, Page 483, amending Plat Book 5200, Page 608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Romany Samih Gad, an unmarried man from Sameh Dous and Marina Ibrahim Garas, husband and wife, by Warranty Deed on February 10, 2016, of record in Instrument Number 20160211-0013327, 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 2018 in the estimated amount of $723.28 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 15007026400, which were are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Plat Book 6250, Page 483, amended in Book 5200, Page 608, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6063, Page 351; Book 6112, Page 546; Book 6176, Page 362; Book 6176, Page 366; Book 6176, Page 370; Book 6230, Page 385 and Book 6234, Page 140, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3318 Oak Trees Court, 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 November 10, 2017.

Romany Samih Gad

Romany Samih Gad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Romany Samih Gad,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 10, 2017

My commission expires 5-3-2021

Julie Coone

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** 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: 3-27-18
Notary's Seal (if on paper)

