RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179827

WARRANTY DEED

Bill Garrett Davidson County
Batch# 36371 DEEDWARR
12/12/2017 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,568.80
20171212-0126561

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2017.

NOTARY PUBLIC

My commission expires: 9/25/19

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tharwat Mikaeel and Neven Saad 2513 Arbor Pointe Cove Hermitage, TN 37076	Same address as new owner	137 04 0B 035.00CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty Four Thousand and 00/100 Dollars ($424,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERT L. CARTER AND TABERAH G. CARTER, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **THARWAT MIKAEEL AND NEVEN SAAD, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35, on the Final Plat on Arbor Crest Subdivision, of record in Instrument No. 20071129-0138522, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Robert L. Carter and Taberah G. Carter, husband and wife, by Warranty Deed from Drees Premier Homes, Inc., dated 3/31/2016, recorded 4/1/2016, of record in Instrument No. 20160401-0031167, in the Register's Office for Davidson County, Tennessee. Being part of the property previously conveyed to Drees Premier Homes, Inc. by deed from KDS Investments dated 11/6/2015, of record in Instrument No. 20151112-0014943; previously conveyed to KDS Investments by deed from Community South Bank dated 4/7/2014, of record in Instrument No 20140410-0030083, said Register's Office.

The address of the herein described property is believed to be 2513 Arbor Pointe Cove, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of December, 2017.

ROBERT L. CARTER

TABERAH G. CARTER

STATE OF Texas
COUNTY OF Smith

Personally appeared before me, a Notary Public, Robert L. Carter and wife, Taberah G. Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8th day of December, 2017.

LAQUITA DIANNE HOWARD
Notary Public
STATE OF TEXAS
Notary ID# 126434553
My Comm. Exp. March 4, 2020

Notary Public

Printed Notary Name

My commission expires: 3-4-2020

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

201712120126561