WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/10/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samer Youssef	Movement Mortgage	172 15 0A 024.00
(NAME)	(NAME)	Bill Garrett Davidson County
2844 Call Hill Road	8024 Calvin Hall Rd.	Batch# 37042 **DEEDWARR**
(ADDRESS)	(ADDRESS)	12/14/2017 11:18:52 AM 2 pgs
Nashville, TN 37211	Indian Land, SC 29707	Fees: $13.00 Taxes: $1,128.32
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20171214-0127550

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Joan B. Sheffer FKA Joan S. Frangos, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Samer Youssef and Shereen Rezkalla, husband and wife**, hereinafter called the GRANTEE(S), 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. 35 on the Plan of Section One, Holt Woods, R20/ Residential P.U.D., of record in Plat Book 7900, Pages 878 and 879, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joan S. Frangos (f/k/a Joan B. Sheffer) by Quitclaim Deed from Charles E. Frangos, dated 03/07/2008, recorded 03/13/2008, of record in Instrument No. 20080313-0025290, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 7900, Pages 878 and 879, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded, of record in Book 9570, Page 22, in the Register's Office for Davidson County, Tennessee.
Appendix C Stormwater Detention Agreement of record in Book 9771, Page 555, in the Register's Office for Davidson County, Tennessee.
Easement and Joint Roadway Use and Maintenance Agreement of record in Book 5707, Page 706, Amendment to Easement and Joint Roadway use of record in Book 5720, Page 183, in the Register's Office for Davidson County, Tennessee.

Charter and Articles of Incorporation of Holt Woods Homeowners' Association, Inc., of record in Book 9570, Page 5, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 7900, Page 668, in the Register's Office for Davidson County, Tennessee.
By-Laws of Holt Woods Homeowners' Association, Inc., of record in Book 9570, Page 13, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Instrument No. 20020807-0095356, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2844 Call Hill Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 hand this 13th day of December, 2017.

Joan B. Sheffer FKA Joan S. Frangos

State of Tennessee
County of Williamson

Personally appeared before me Joan B. Sheffer FKA Joan S. Frangos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of December, 2017.

Notary Public
My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

File No.: 01288-40985
SMG TN Warranty Deed