WARRANTY DEED

Note: The preparer of this deed makes no representations to the validity or accuracy of title. The deed was prepared without benefit of a title examination.

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4056
FILE NO: 111107788

TG: 16885041
Tribeca No: 216081

JENNIFER R. PIERCE
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, **$197,000.00.**

Affiant

Subscribed and sworn to before me this 15th day of December, 2017

Notary Public
My Commission expires: 1-8-21
(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:
Property Owner 4, LLC	Property Owner 4, LLC	Map 175-06-0A Parcel 086.00 C
P.O. Box 4090	P.O. Box 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

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, **Alfy Abdelnour and Shereen G. Gawargeous, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Property Owner 4, LLC, a Delaware Limited Liability Company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Lot 140, Final Plat, Section One, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument Number 20060824-0104545, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Alfy Abdelnour and Shereen G. Gawargeous, husband and wife, by Warranty Deed from Dennis Dunne, a single man dated August 29, 2013 of record in Instrument Number 20130905-0093625, 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 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20060824-0104545, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20060824-0104548 and 20061208-01520223, page n/a, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Number 20061013-0127087; Instrument Number 20061013-0127208; Book 4542, page 131; Book 3616, page 453; Book 3570, page 13; Book 3571, page 599; Book 4453, page 154; Book 4425, page 582 and in Book 2346, page 378; Register's Office for Davidson County, Tennessee.
- Declaration of Taking to United States of America (Tennessee Valley Authority) in Book 11335, page 609 and Instrument Number 20021017-0127752, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument Number 20041103-0132562, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association in Instrument Number 20060824-0104548, Register's Office for Davidson County, Tennessee.

Bill Garrett Davidson County
Batch# 39841 DEEDWARR
12/20/2017 10:21:00 AM 2 pgs
Fees: $13.00 Taxes: $728.90

20171220-0129505

This is improved property known as: **5042 Preserve Blvd, 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 December 15, 2017.

Alfy Abdelnour
Alfy Abdelnour

Shereen G. Gawargeous
Shereen G. Gawargeous
S.G.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alfy Abdelnour and Shereen G. Gawargeous** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 15, 2017

Notary Public

CARL E. DUNPHY, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires 11-5-2018