Name and Address of New Owner:
Awatef Shehata
2853 Louise Russell Dr.
Antioch, TN 37013

Send Tax Statements To:
SAME

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: 17121559

Map and Parcel: 150 14 0 016.00

Bill Garrett Davidson County
Batch# 43164 **DEEDWARR**
01/02/2018 10:54:13 AM 2 pgs
Fees: $13.00 Taxes: $677.66
20180102-0000269

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert W. Atnip, Administrator of the Estate of Jacqueline Marie Atnip**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Awatef Shehata**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 57, Lake Towne Park, Section 3, according to survey and plat of same appearing of record in Book 6900, page 355, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Arthur F. Atnip and wife, Jacqueline Atnip, by Warranty Deed filed for record on April 8, 1988 in Book 7512, page 16, of the Register's Office of Davidson County, Tennessee. The said Arthur F. Atnip died on April 18, 2006 leaving Jacqueline Atnip as the surviving tenant by the entirety. The said Jacqueline Atnip died intestate on May 10, 2017. Per Order of the Probate Court for Davidson County, Tennessee, Case No. 17P1008, Robert Atnip as Administrator of the Estate of Jacqueline Marie Atnip was authorized to sell the subject property without the joinder of the heirs of said Estate.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Lake Towne park of record in Book 7285, page 709 and corrected to correct plat reference in Book 7310, page 58, said Register's Office; All matters as set forth per Book 6900, page 355, said Register's Office.

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.

This is improved property known as: 400 Hickory Timber Ct., Antioch, TN 37013

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, ~~his~~ heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, ~~his~~ heirs and assigns, against the lawful claims of all persons whomsoever. Wherever *her 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 hand this 28th day of December, 2017.

Robert W. Atnip, Administrator of the
Estate of Jacqueline Marie Atnip

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Robert W. Atnip, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Administrator of the Estate of Jacqueline Marie Atnip and that he as such Administrator executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th of December, 2017.

Notary Public
My Commission Expires: 11-20-21

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $183,150.00.

Affiant Signature

Subscribed and sworn to before me, this 28th day of December, 2017.

Notary Public
My Commission Expires: 10·06·21

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY