Bill Garrett Davidson County
Batch# 45705 DEEDWARR
01/08/2018 03:51:30 PM 2 pgs
Fees: $13.00 Taxes: $473.60
20180108-0002503

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 171214355** Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $128,000.00. Affiant Subscribed and sworn to before me, this 29th day of December, 2017. Notary Public My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Maged Zaki 3524 Seneca Forest Drive Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 136-10-0B-016.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sameh Dous, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maged Zaki, a married man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 42, Unit 42-A, a Revision of Lots 41 and 42, Condominium Site Plan Lots 15-20, 41-56, Section 4, Priest Lake Forest, of record in Plat Book 5200, page 573, as amended in Book 6200, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sameh Dous, a married man by Warranty deed from Lawrence Paul German, an unmarried man of record in Instrument No. 20170124-0007684 Register's Office for Davidson County, Tennessee, dated January 23, 2017 and recorded on January 24, 2017.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
Taxes for the year 2018, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 5200, Page 573 and amended in Plat Book 6200, Page 75, Register's Office for Davidson County, Tennessee.
The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Priest Lake Forest, and recorded in Book 5931, page 645 as amended in Book 6012, page 101; Book 6106, page 610; Book 6124, page 956;

Book 6145, page 435, and Instrument No. 20090602-0050792, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6021, Page 102, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6123, page 176, and in any allied instrument(s) referred to in said restrictions.

This is improved property located at 3524 Seneca Forest Drive Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 2017.

Sameh Dous

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sameh Dous, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2017.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018