RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179889

Bill Garrett Davidson County
Batch# 49264 DEEDWARR
01/19/2018 11:41:31 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20180119-0005851

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~12th~~ 18th day of January, 2018

NOTARY PUBLIC

My commission expires: 3/10/19

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
Ragaa Boktor 3121 Deercreek Trail S, Nashville, TN 37217	~~Same address as new owner~~ Bank of Tennessee 301 E. Center St. Kingsport, TN 37660	135 10 0C 090.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00), 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, **KANDIE ANDERTON, A MARRIED WOMAN,*** and spouse, Amy Danielle Anderton hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RAGAA Y. BOKTOR, MARRIED,** hereinafter called the Grantee(s), her 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. 84 on the Final Plat of Ransom Park, Section Four of record in Instrument No. 20040323-0032419, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kandie Anderton, by Warranty Deed from Fischer & Ford Group, LLC, dated 3/15/2007, recorded 3/23/2007, of record in Instrument No. 20070323-0035327, in the Register's Office for Davidson County, Tennessee. The said Kandie Anderton is now married to Amy Danielle Anderton. Amy Danielle Anderton hereby joins in this conveyance to waive any marital rights granted to a spouse by law.

The address of the herein described property is believed to be 3121 Deercreek Trail S, Nashville, TN 37217, 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), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of January, 2018.

KANDIE ANDERTON

DANIELLE ANDERTON

Amy Danielle Anderton /Amy Danielle Anderton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kandie Anderton and *Amy Danielle Anderton, 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 12th day of January, 2018.

Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 6/9/2020

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY