This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3297S**

Bill Garrett Davidson County
Batch# 50197 DEEDWARR
01/23/2018 08:51:14 AM 2 pgs
Fees: $13.00 Taxes: $632.70
20180123-0006645

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael Bruce and Brittany Bruce, husband and wife,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Maged S. Bakhet and Samia Gendy, husband and wife**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 361 on the Plan of Towne Village of the Country, Section 4B, of record in Plat Book 6250, page 496, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Michael Bruce and Brittany Bruce, husband and wife, by Warranty Deed from Michael Hernandez and wife, Jenifer Hernandez, dated 04/15/2009 and filed for record on 04/21/2009 in Instrument Number 20090421-0035825, Register's Office for Davidson County, Tennessee.

This is improved property also known as 804 Fall Court, Antioch, Tennessee, 38013.

Map and Parcel: 15007038000

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 11th day of January, 2018.

Michael Bruce

Brittany Bruce

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and official seal this 11th day of January, 2018.

NOTARY PUBLIC
My Commission Expires: 4-4-19

(SEAL)

STATE OF TENNESSEE
COUNTY OF Wilson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$171,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 12th day of January, 2018.

Maged Bakhet
Affiant

NOTARY PUBLIC
My commission expires:

(SEAL)

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

Grantee(s) Name, Address:	Send Tax Statement To:
Maged S. Bakhet and Samia Gendy	U.S. Bank Home Mtg.
804 Fall Court	7601 Penn Ave. S, Ste A-1
Antioch, TN 37013	Richfield, MN 55423