NEW OWNER:
MICHAEL GIRGIS
1241 FALLSWORTH DRIVE
NOLENSVILLE, TN 37135

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 17-2092

Map & Parcel
14900037100

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 60443 **DEEDWARR**
02/20/2018 03:00:46 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20180220-0016104

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Five Thousand and 00/100 Dollars ($225,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DANCO PROPERTY INVESTMENTS, L.L.C.,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **GEORGE FAHMY and MICHAEL GIRGIS,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **28th** Council District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land situated and lying in the 28th Council District of Davidson County, Tennessee, and being a particular Tract of land more fully described as follows:

Beginning at an Iron Pipe Old being the Northwest corner to Reginald Booker (Instrument # 20081100111243) and also being in the Southern line of the common area of Cambridge Forest Phase 3 (Instrument # 200205030054630); thence leaving Cambridge Forest Phase 3 and with Booker S 17°13'47" W a distance of 199.86' to an Iron Rod Set being corner to Blackman (Instrument # 000053770000091); thence leaving Booker and with Blackman N 80°30'19" W a distance of 425.79' to an Iron Rod Old being corner to Lyons (Instrument # 201708210085653); thence leaving Blackman and with Lyons N 84°52'29" W a distance of 205.56' to an Iron Rod Set; thence N 78°06'53" W a distance of 144.72' to a Set Stone; thence N 34°29'08" W a distance of 266.44' to Set Stone; thence N 83°02'04" W a distance of 438.69' to an Iron Rod Set; thence N 81°43'00" W a distance of 189.88' to an Iron Rod Old being the Southwest corner to Hunters Run Section 4 (Instrument # 20011207013504O); thence leaving

Lyons and with Hunters Run Section 4 N 11°01'12" E a distance of 56.83' to a Point; thence N 07°23'38" E a distance of 252.82' to an Iron Rod Old; thence N 07°35'40" E a distance of 141.01' to a Point; thence N 05°35'38" E a distance of 45.64' to a Point; thence N 01°37'40" E a distance of 75.04' to a 24" HackberryTree; thence N 66°59'06" W a distance of 184.54' to an Iron Rod Set being the Southeast corner to Common Area Pebble Trails Villas (Plat Book 9700, Page 722); thence leaving Hunters Run Section 4 and with Pebble Trails Villas N 06°02'06" E a distance of 622.99' to an Iron Rod Set being the Southwest corner to Cambridge Forest Phase 6 (Instrument # 200704300051165); thence leaving Pebble Trails Villas and with Cambridge Forest Phase 6 S 54°37'09" E a distance of 896.16' to an Iron Rod Set being corner to the common area of Cambridge Forest Phase 3; thence leaving Cambridge Forest Phase 6 and with the common area of Cambridge Forest Phase 3 S 33°36'11" W a distance of 63.69' to an Iron Rod Set; thence S 40°19'48" E a distance of 128.58' to an Iron Rod Set; thence S 62°03'29" E a distance of 69.58' to an Iron Rod Set; thence S 36°51'47" E a distance of 186.18' to an Iron Rod Set; thence S 39°42'56" E a distance of 102.49' to an Iron Rod Set; thence S 42°31'28" E a distance of 428.69' to an Iron Rod Set; thence S 44°13'52" E a distance of 331.24' to an Iron Rod Set; thence S 88°33'25" E a distance of 97.41' to the point of beginning having an area of 1198584.5 square feet or 27.52 acres, more or less, as shown on survey prepared by Joseph A. Brown, TN RLS No. 2438, Brown Land Surveying, LLC., 105 Luther Road, Dickson, Tennessee 37055, dated February 13, 2018.

Being a portion of the same property conveyed to DANCO PROPERTY INVESTMENTS, L.L.C. by Warranty Deed from Double M. Partners, LLC, dated September 29, 1999, and of record in Book 11680, Page 863, Register's Office for DAVIDSON County, Tennessee.

THIS IS UNIMPROVED PROPERTY which has the address of **0 RURAL HILL ROAD, NASHVILLE, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 14th day of February, 2018.

DANCO PROPERTY INVESTMENTS, L.L.C.

By:_____
AUSTIN DANIEL
Its: MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **AUSTIN DANIEL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **MANAGING MEMBER** of **DANCO PROPERTY INVESTMENTS, L.L.C.**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 14th day of February, 2018.

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

_____
NOTARY PUBLIC

My commission expires:_____

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The actual consideration or value, whichever is greater, for this transfer is **$225,000.00**.

_____
AFFIANT

Sworn to and subscribed to before me this 14th day of February, 2018.

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

_____
NOTARY PUBLIC

My commission expires: _____