Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 63478 DEEDWARR
02/28/2018 10:52:46 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20180228-0018738

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Carrie Barden
Affiant

Subscribed and sworn to before me, this 26th day of February, 2018.

Notary Public

My commission expires:

KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Shenouda Nakady	Churchill Mtg Corp	150 06 0A 034.00
4512 Loralie Lane	761 Old Hickory Blvd #400	
Antioch, TN 37013	Brentwood, TN 37027	

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, I,

Markheia L. Swearengen FKA Markheia L. Koger, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Shenouda Nakady and Mariam Nakady, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of First Revision, The Parks at Priest Lake, Phase One, of record in Plat at Instrument No. 20090910-0084797 and Instrument No. 20100108-00002095and amended in Instrument No. 201003110018660, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Markheia L. Swearengen FKA Markheia L. Koger, unmarried by Special Warranty deed from NVR,Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20100602-0042325 Register's Office for Davidson County, Tennessee.

Leanthony Swearengen the spouse of the Grantor to joins in the execution of this document to convey any interest he may have in said property

This is improved property known as **4512 Loralie Lane, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of February, 2018.

Markheia L. Swearengen FKA Markheia L. Koger

Leanthony Swearengen

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Markheia L. Swearengen FKA Markheia L. Koger and Leanthony Swearengen, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 26th day of February, 2018.

Notary Public
My Commission Expires: 11/19/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

SolomonParks File No. 18-001007-524