WARRANTY DEED

Bill Garrett
Batch# 74449
03/28/2018 02:11:04 PM
Fees: $13.00 Taxes: $925.00

Davidson County
DEEDWARR
2 pgs

20180328-0029083

STATE OF TENNESSEE
COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-8-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walid Talaat Tawfiles	SWBC Mortgage Corp.	150-16-0A-011:00CO
(NAME)	(NAME)	
2745 Windcrest Trail	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Calvin Sanders, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Walid Talaat Tawfiles and Amal Shimon Abdelmassih, husband and wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in 1st Civil District of Davidson County, Tennessee, being all of Lot No. 21 on the Plan of Final Plat Section One, Windhaven Shores, "A Cluster Lot Subdivision" of record in Plat Instrument No. 200302190021779, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Calvin Sanders, an unmarried man by Warranty Deed from Amal Saber and Ezzat Nomany, wife and husband, dated 12/21/2012, recorded 12/28/2012, of record in Instrument No. 20121228-0119845, in the Register's Office for Davidson County, Tennessee.

Subject to All matters shown on the plat of record in Plat Instrument No. 200302190021779; Covenants, conditions, easements and restrictions of record in Instrument No. 20030219-0021585, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Grant of Transmission Line Easement of record in Book 2336, Page 594 and Book 4432, Page 831; Easement contained in Right of Way Deed of record in Book 2544, Page 367; Easement contained in Judgment of record in Book 2590, Page 263; Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 8149, Page 895, Book 8149, Page 898 and Book 8175, Page 780; Easement contained in Stormwater Detention Agreement of record in Instrument No. 20020603-0066392; Charter of Windhaven Shores Owners Association, Inc., of record in Instrument No. 20030228-0026797; By-Laws of Windhaven Shores Owners Association, Inc., of record in Instrument No. 20030219-0021586; Declaration of Taking of record in Book 4437, Page 585; Judgment of record in Book 4537, Page 451; and, Quitclaim Deed of record in Instrument No. 20060724-0088808 and re-recorded in

Instrument No. 20061204-0148906, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2745 Windcrest Trail, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my hand this 13th day of March, 2018.

Calvin Sanders

State of Tennessee
County of Wilson

Personally appeared before me Calvin Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of March, 2018.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122