**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 180215054**

Bill Garrett Davidson County
Batch# 74489 DEEDWARR
03/28/2018 02:58:28 PM 2 pgs
Fees: $13.00 Taxes: $980.50
20180328-0029143

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $265,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of March, 2018.

DANIELLE IMBARATTO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 10-16-21

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Montaser Mansour Seif<br>4512 Sandpiper Lane<br>Antioch TN 37013 | New Owner | Tax Parcel ID No.<br>164-10-0A-424.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gregory R. Tharpe and Adreanna P. Tharpe, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Montaser Mansour Seif**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Final Plat Village Ten, Summerfield Subdivision of record in Plat at Instrument No. 20060718-0086558, 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 Gregory R. Tharpe and Adreanna P. Tharpe by Warranty deed from The Craig Company of record in Instrument No. 20080314-0026245 Register's Office for Davidson County, Tennessee, dated February 29, 2008 and recorded on March 14, 2008. (Value of consideration shown in aforementioned deed $201,400.00.)

Being also known as 4512 Sandpiper Lane Antioch, Tennessee 37013. (Prior Warranty Deed erroneously referenced the incorrect address)

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20080718-0086558, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10774, Page 945 amended and supplemented in Book 11588, Page 484, Book 11669, Page 376, Inst No. 20010308-0021946, Inst No. 20010504-0046260, Inst No. 20030527-0071168, Inst No. 20051103-0133360, Inst No. 20050317-0029621, Inst No. 20060724-0089079, Inst No. 20060724-0089080, Inst No. 20060724-0089081 and Inst No. 20060921-0117120, Register's Office

for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for HOA of record in Book 11648, Page 660 amended in Inst No. 20010326-0028531, in the Register's Office for Davidson County, Tennessee.
By-Laws of Summerfield Homeowners Association of record in Book 11648, Page 662 and Instrument No. 20010504-0046261, in the Register's Office for Davidson County, Tennessee.

Easement to BellSouth of record in Book 1141, Page 327, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20000113-0004777 and Instrument No. 20050329-0033458, in the Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Instrument Number 19991216-0303934 and Instrument No. 20000809-0079074, in the Register's Office for Davidson County, Tennessee.

Easement of record in Instrument Number 20000824-0083643, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20080314-0026245 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to rights of others in and to the common areas and/or elements.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 9th day of March, 2018.

Gregory R. Tharpe

Adreanna P. Tharpe

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory R. Tharpe and Adreanna P. Tharpe, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020