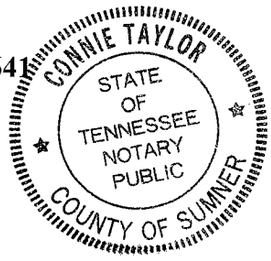
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 18011464



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $310,000.00

Affiant

Subscribed and sworn to before me, this 20th day of February, 2018.

Notary Public
My Commission Expires: 11/5/2019

Bill Garrett Davidson County
Batch# 77089 DEEDWARR
04/06/2018 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20180406-0032846

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shehab Kamel and Sahar Fahmy 7057 Oak Brook Terrace Brentwood TN 37027	New owner	Tax Parcel ID No. 181-10-0A-126.00-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, **William G. Smith and Dawn M. Medley, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Shehab Kamel and Sahar Fahmy, husband and wife**, ("Grantees"), their 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. 320 on the Plan of Final Plat, Phase Three, Autumn Oaks Subdivision of record in Plat at Instrument No. 20031029-0159380, 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 William G. Smith and Dawn M. Medley by Warranty deed from Classic Homes BOS, LP of record in Instrument No. 20050214-0016648 Register's Office for Davidson County, Tennessee, dated February 11, 2005 and recorded on February 14, 2005.

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 20031029-0159380, Register's Office of Davidson County, Tennessee.

Subject to boundary plat of Autumn Oaks of record in Book 6900, Page 786, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010912-0099443, as amended in Instrument No. 20030513-0064238, Instrument No. 20101206-0096935 and Instrument No. 20100414-0028160, 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 of Autumn Oaks Homeowner's Association, Inc. of record in Instrument Number 20010912-0099442, in the Register's Office for Davidson County, Tennessee.
Restrictive Covenants of record in Book 6704, Page 397, Book 6704, Page 405 and Book 6968, Page 30, in the Register's Office for Davidson County, Tennessee.

Easement to the United Telephone Company of record in Instrument Number 20020826-0103047 and Instrument No. 20020918-0113710, in the Register's Office for Davidson County, Tennessee.
Easement for Landscape of record in Instrument Number 20030122-0009191, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, Page 196, Book 7515, Page 298, Book 9343, Page 199 and Book 11217, Page 799, in the Register's Office for Davidson County, Tennessee.
Subject to one-fourth acre reserved for graveyard with right of ingress and egress of record in Book 261, Page 284, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 7760, Page 970 and Instrument No. 20030110-0004645, in the Register's Office for Davidson County, Tennessee.
Right of Way agreement to the Columbia Transmission Company of record in Book 4240, Page 667, in the Register's Office for Davidson County, Tennessee.
Contract of Easement and Furnishing of Water of record in Book 3376, Page 239, in the Register's Office for Davidson County, Tennessee.
Right of Way to Gulf Interstate Gas Company of record in Book 2245, Page 271, Partial Release of right-of-way of record in Book 6968, Page 25, in the Register's Office for Davidson County, Tennessee.
Easement for the purpose of obtaining water from the spring of record in Book 475, Page 547, in the Register's Office for Davidson County, Tennessee.
Notice of Acceptance of Public Infrastructure of record in Instrument Number 20101207-0097319, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7057 Oak Brook Terrace Brentwood TN 37027

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, Grantors have executed this instrument on this 20th day of February, 2018.

William G. Smith

Dawn M. Medley

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William G. Smith and Dawn M. Medley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212