THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180315461**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $301,600.00. Affiant Subscribed and sworn to before me, this 1st day of May, 2018. Notary Public My Commission Expires: 11-8-21

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Nabil Khalil and Refka Khalil 6005 Blue Hole Way Antioch TN 37013	Send Tax Bills To: Fairway Independent Mtg. 4201 Marsh Lane Carrollton, TX 75007	Tax Information: Tax Parcel ID No. 173-04-0B-002.00 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, **David George Morandi and Laura Lyle Morandi, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nabil Khalil and Refka Khalil, 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. 2, on the Final Plat of Blue Hole Pointe, "A Cluster Lot Development", of record in Instrument No. 20060531-0063584, 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 Three-D Builders, LLC by Warranty Deed from General Construction Company, Inc., a Tennessee Corporation, dated 06/14/2006 recorded 06/20/2006 of record in Instrument No. 20060620-0073322, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David George Morandi and Laura Lyle Morandi, husband and wife by Warranty Deed from Jeff Duty and wife, Mendy Duty, recorded on the 28th day of April, 2016 in Instrument No. 20160428-0041286, in the Register's Office of Davidson County, Tennessee.

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 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLUE HOLE POINTE, "A CLUSTER LOT DEVELOPMENT, as recorded in Instrument No. 20060531-0063584.

Covenants, Conditions and Restrictions as set forth in Covenants, Conditions, Easements and Restrictions recorded in Instrument No. 20061212-0153449.

Charter of Homeowners Association recorded at Instrument No. 20061212-0153448.

Bill Garrett Davidson County
Batch# 89531 DEEDWARR
05/08/2018 10:13:30 AM 2 pgs
Fees: $13.00 Taxes: $1,115.92
20180508-0043853

Easement for Stormwater Detention, recorded in Instrument No. 20050316-0028868.

Rights of other parties in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights. (Cemetery Blue Hole Pointe)

This is improved property located at 6005 Blue Hole Way Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 1st day of May, 2018.

David George Morandi

Laura Lyle Morandi

STATE OF Maryland)
COUNTY OF Anne Arundel)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David George Morandi and Laura Lyle Morandi, 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 1st day of May, 2018.

Notary Public
My Commission Expires: 9-6-2019

CAROLYN G. PHILLIPS NOTARY PUBLIC Anne Arundel County, MD

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY