Bill Garrett Davidson County
Batch# 96150 DEEDWARR
05/23/2018 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20180523-0049623

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019

(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Getahun Getu	New Owner	174-11-0A-110.00
(NAME)	(NAME)	
1316 Blairfield Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Ehab N. Guirguis and Marina Ibrahim, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Getahun Getu and Kidst Adem, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 206 on the Plan of First Revision to Cane Ridge Farms, Phase One, Section Three, of record in Plat Instrument No. 20020712-0084136, Owners Certificate of Correction of record Instrument No. 20030210-0018021, in the 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 Ehab N. Guirguis and Marina Ibrahim, husband and wife by Warranty Deed from Joseph B. Mulloy, II, an unmarried man, dated 07/17/2015, recorded 08/10/2015 of record in Instrument No. 20150810-0079792, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Instrument No. 20020712-0084136, Owners Certificate of Correction of record Instrument No. 20030210-0018021, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20000905- 0087103, First Amendment to Declaration of record in Instrument No. 20001204-0119093, Second Amendment to Declaration of record in Instrument No. 20010815-0088370, Fourth Amendment and Supplement to Declaration of record in Instrument No. 20041102-0131848 and Amended Declaration of record in Instrument No. 20100526-0040558, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement of record in Book 4420, Page 36, of record in Book 4428, Page 565, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.
Easement contained in General Warranty Deed of record in Book 11431, Page 163, in the Register's Office for Davidson County, Tennessee.

Deed to Hoa contained in Warranty Deed of record in Instrument No. 20010815-0088361, in the Register's Office for Davidson County, Tennessee.
Easement of record in Instrument No. 20020123-0009340, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20050825-0101604, in the Register's Office for Davidson County, Tennessee.
Right-of-Way Easement of record in Instrument No. 20060607-0067535, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Instrument No. 20110128-0007971, in the Register's Office for Davidson County, Tennessee.
Cane Ridge Farms Homeowners Association, Inc., Rule Regarding Working Capital Construction of record in Instrument No. 20160601-0055259, in the Register's Office for Davidson County, Tennessee.
Charter for Cain Ridge Farms Homeowner's Association, Inc., of record in Instrument No. 20010816- 0088852, in the Register's Office for Davidson County, Tennessee.
Charter for Cane Ridge Farms Homeowners Association, Inc., of record in Instrument No. 20010815- 0088360, 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 1316 Blairfield Drive, 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), their heirs and/or 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), their heirs and/or 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 our hands this 17th day of April, 2018.

Ehab N. Guirguis

Marina Ibrahim

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 Ehab N. Guirguis and Marina Ibrahim, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2018.

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

Notary Public
My Commission Expires; 8/16/21

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