Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2018.

Katherine Warren
Notary Public
MY COMMISSION EXPIRES: 4-13-22
File No. G18-1786D

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Bill Garrett Davidson County
Batch# 100650 DEEDWARR
06/05/2018 11:52:43 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20180605-0053716

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Warren Lamar Smith and Kayann Elizabeth Smith (NAME)	same as (NAME)	062-02-0A-298.00-CO
3269 Cain Harbor Drive (STREET ADDRESS)	new owner (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Magdy N. Attalla and Nagla A. Attalla, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Warren Lamar Smith and Kayann Elizabeth Smith,*** ~~XXXX~~ * a married couple HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 263 on the plan of RIVER TRACE ESTATES, PHASE 2, SECTION 6, as shown by plat of record in Instrument No. 20010605-0058138, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Magdy N. Attalla and wife, Nalga A. Attalla from Kelly Lyn Frady, by Deed dated August 27, 2008, as Instrument No. 20080829-0088945, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 6851, page 370 and Instrument No. 20011126-0128569, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Boundary Plat(s) recorded in Plat Book 6250, page 995 and Plat of record in Instrument No. 20010605-0058138 , Register's Office for Davidson County, Tennessee.
3. Grant and Indemnity Agreements as recorded in Book 6583, page 698 and Book 730, page 798, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee.
5. Bylaws of record in Book 6851, page 390, Register's Office for Davidson County, Tennessee.
6. Transmission Line Easement as recorded in Book 1163, page 341, Register's Office for Davidson County, Tennessee.

7. Flowage Easement as recorded in Book 2022, page 83, Register's Office for Davidson County, Tennessee.
8. Charter of Homeowner's Association of record in Book 7907, page 168, Register's Office for Davidson County, Tennessee.
9. N.E.S. Easement as recorded in Book 3959, page 595, Register's Office for Davidson County, Tennessee.
10. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3269 Cain Harbor Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 1st day of June, 2018.

x Magdy Attalla
Magdy N. Attalla

June 01, 2018
Date

x Nagla Attalla
Nagla A. Attalla

June 01, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Magdy N. Attalla and Nagla A. Attalla, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of June, 2018.

My Commission Expires: 3/21/22

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MICHAEL T. MOSER

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066