Bill Garrett Davidson County
Batch# 104545 DEEDWARR
06/14/2018 09:11:30 AM 2 pgs
Fees: $13.00 Taxes: $1,061.90
20180614-0057055

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $287,000.00 Affiant Subscribed and sworn to before me, this 11th day of June, 2018. Notary Public My commission expires: 7-6-20

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eman D. Youssef	**New Owner**	**Map/Parcel 176-05-0-094.00**
5140 Hickory Grove Drive		
Antioch, TN 37013		

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 HEREBY ACKNOWLEDGED, WE,

Captain J. W. Anderson and wife, Rebecca D. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eman D. Youssef and Nassef Farag, Wife and Husband

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. 56 on the Plan of Final Plat Hickory Woods, Section B, of record in Plat Book 6900, Page 512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Captain J.W. Anderson and wife, Rebecca D. Anderson, by Warranty Deed, from Continental Development and Construction, Inc., dated November 18, 1999, of record in Book 11756, Page 14, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6900, Page 512, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9678, Page 187, amended in Book 9764, Page 44, Book 11180, Page 802, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 9674, Page 44, amended in Book 9678, Page 213, Instrument No. 20001207-0120450, Instrument No. 20010614-0062710, Instrument No. 20031010-0150800, Register's Office for DAVIDSON County, Tennessee.
Anchor Easement of record in Book 10153, Page 990, Register's Office for DAVIDSON County, Tennessee.
Easement for Transmission Lines to USA of record in Book 9632, Page 973, Register's Office for DAVIDSON County, Tennessee.
Water Mains Easement of record in Book 8169, Page 571, Book 8169, Page 588, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 6952, Page 830, Book 6954, Page 24, Book 7145, Page 618, Book 8169, Page 571, Book 8169, Page 564, Book 9790, Page 311, Register's Office for DAVIDSON County, Tennessee.
Agreement for Sewer Taps of record in Book 5935, Page 707-719, Book 6008, Page 756, Book 6252, Page 270, Register's Office for DAVIDSON County, Tennessee.

Rules and Regulations of record in Instrument No. 20010614-0062709, Instrument No. 20011015-0111957, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Plat Book 6900, Page 884, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 7857, Page 87, Book 7876, Page 67, Book 9680, Page 319, Register's Office for DAVIDSON County, Tennessee.
QCD for open space to HOA of record in Book 9786, Page 923, Register's Office for DAVIDSON County, Tennessee.
Easement to Tennessee Power Co. for TVA Lines of record in Book 437, Page 24, Book 437, Page 39, Register's Office for DAVIDSON County, Tennessee.
Ingress and Egress Easement of record in Book 4725, Page 961, Register's Office for DAVIDSON County, Tennessee.
Dedication of Easement for Sanitary Sewer of record in Book 4435, Page 20, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance to Metro. Government for water and sewerage of record in Book 5055, Page 441, Register's Office for DAVIDSON County, Tennessee.
Easement to Nashville Gas Co. of record in Book 5897, Page 209, Book 5897, Page 224, Book 5909, Page 915, Book 6079, Page 356, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5140 Hickory Grove Drive, Antioch, TN 37013.

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 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. 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 my/our hand(s) this 11th day of June, 2018.

X Captain J. W. Anderson
Captain J. W. Anderson

X Rebecca D. Anderson
Rebecca D. Anderson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Captain J. W. Anderson and wife, Rebecca D. Anderson, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2018.

A. Scott Hubbard
Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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, S. Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19