WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 01/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 120938 DEEDWARR
07/25/2018 03:18:54 PM 2 pgs
Fees: $13.00 Taxes: $1,121.10

20180725-0072716

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0522

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mohamed Ibrahim	NEW OWNER	#126160A44600CO
(NAME)	(NAME)	
1632 Harpeth Run Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THREE THOUSAND AND NO/100 DOLLARS ($303,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PETRICE M. COGSWELL AND HUSBAND, BRIAN COGSWELL,

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

MOHAMED IBRAHIM, and wife, Nihal Elsaid

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:

Being Lot No. 568 on the Plan of Final Plat at Riverwalk, Phase 1, of record in Instrument 20050215-0016985, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Petrice M. Cogswell and husband, Brian Cogswell by deed from Michael Krause, II and wife, Christina Krause, of record in Instrument 20140523-0044556, dated May 21, 2014, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20011105-0121083 amended in Instrument 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; 20061214-0154502, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20050215-0016985, said Register's Office; (3) Easement for Harpeth Valley Utility District of record in Instrument 20021125-0145984, Register's Office for said County; (4) Storm Water Detention Agreement of record in Instrument 20021119-0143687; 20010919-0101279; 20040826-0103240 and 20040318-0030734, Register's Office for said County; (5) Road and Utility Access Easement of record in Instrument 20010706-0072536, Register's Office for said County; (6) Landscape Easement of record in Instrument 20010919-0101280 and 20061103-0136691, Register's Office for said County; (7) Utility Easement to Harpeth Valley Utilities of record in Book 7526, Page 315; Book 7526, Page 318; and Book 7526, Page 324, Register's Office for said County; (8) Transmission Line Easement to TN Valley Authority of record in Book 4257, Page 647, Register's Office for said County; (9) Right of Way Easement to TN Valley Authority of record in Book 4205, Page 194; Book 4226, Page 715; and Book 4230, Page 987, Register's Office for said County; (10) Easement to TN Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for said County; (11) Easements and Rights to Nashville, Chattanooga and St.

Louis Railway of record in Book 513, Page 396, Register's Office for said County; (12) PUD Boundary for Riverwalk Community of record in Instrument 20011024-0115969, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1632 Harpeth Run Drive, Nashville, TN 37221
(House No.) (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 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. 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 19th day of July, 2018.

Petrice M. Cogswell

Brian Cogswell

STATE OF MINNESOTA

COUNTY OF Olmsted

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Petrice M. Cogswell and Brian Cogswell, 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 at office, this 19th day of July, 2018.

My Commission Expires: Dec 31, 2019

Notary Public

MARY H WHITE
NOTARY PUBLIC
MINNESOTA
My Commission Expires Dec. 31, 2019