Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Fady Yacoub
1625 Bridgecrest Drive
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 149-15-A/250CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

(1) 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, the undersigned, **DONNIE C. STEWART AND WIFE, SHEILA STEWART**, has this day bargained and sold and does hereby transfer and convey unto, **FADY YACOUB, A SINGLE MAN,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Lot No. 321, on the plan of Amendment to the Final Plat, Cambridge Forest, Phase 3, according to plat and survey appearing of record in Instrument No. 20010628-0068483, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Donnie C. Stewart and wife Sheila Stewart, by deed from Ole South Properties, Inc., dated July 3, 2003, appearing of record in Instrument No. 20030714-0097992, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants contained in instrument of record in Book 8026, page 305, Book 8047, page 243, Instrument No. 20020221-0022797, Instrument No. 200601025- 0132073, Instrument No. 20100224-0014180, Instrument No. 20110919-0072463, and in Instrument No. 20130225-0018348; Easement for Right of Way of record in Book 1147, page 148; Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7453, page 445; Easement for telephone line of record in Book 1207, page 529; Stormwater Detention Agreement of record in Instrument No. 20010202-0010454; Easement for Stormwater Detention Agreement of record in Book 7632, page 962, and in Book 8795, page 158; Homeowner's Association Charter of record in Book 10343, page 769; By-Laws of record in Instrument No. 20020221-0022798; and to any and all matters shown on said plat and survey of record in Instrument No. 20010628-0068483; all of said Register's Office.

Bill Garrett Davidson County
Batch# 122587 DEEDWARR
07/31/2018 10:30:06 AM 3 pgs
Fees: $18.00 Taxes: $851.00



20180731-0074513

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **FADY YACOUB, A SINGLE MAN,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 26th day of July, 2018.

Donnie C. Stewart

Donnie C. Stewart

Sheli Stewart

Sheli Stewart

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Donnie C. Stewart and Sheli Stewart,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 26th day of July, 2018.

MOLLY L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Molly L. Smith

NOTARY PUBLIC
My Commission Expires: 1/28/19

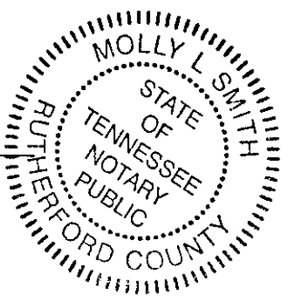
AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$230,000.00,** which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Fady Yacoub

AFFIANT

SWORN to and subscribed before me,
this 26th day of July, 2018.



Molly L. Smith

NOTARY PUBLIC
My Commission Expires: 1/28/19