WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2596
File #18443

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3.21.20
(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Girgis Motawes	New Owner	17560A15400CO
(NAME)	(NAME)	
5120 Preserve Blvd	Envoy Mortgage LTD	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	10496 Katy Freeway Ste 250 Houston TX 77043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Sherif Atteya and Faten Takla, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Girgis Motawes, a single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. 110 (One Hundred Ten) on the plan of Final Plat, Phase I, Section II, The Preserve at Old Hickory, "Cluster Lot Subdivision", A Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20061031-0135248, 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 Sherif Atteya and Faten Takla, husband and wife, by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation, dated 01/07/2011 and filed of record in Instrument No. 20110124-0006485, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2018 and subsequent years taxes are assumed by the Grantees, Conditions of record in Instrument Number 20060824-0104548, and in Instrument Number 20061208-0152023; Easement to Tennessee Telephone Company of record in Instrument Number 20061013-0127087; Easement to Colonial Pipeline of record in Book 4542, page 131, in Book 3616, page 453, in Book 3570, page 13, and in Book 3571, page 599; Easement to First Suburban Water District of record in Book 4453, page 154; Transmission Line Easements of record in Book 4425, page 582, and in Book.2346, page 378; Declaration of Taking to United States of America.(TVA) of record in Book 11335, page 609, and in 'Instrument Number 2002 I 017-0127752; Storm Water Detention Agreement of record in Instrument Number 20041103-0132562; Charter of Homeowner's Association of record iii Instrument Number 20060824-0 I 04548; Easement to TDS Telecom of record in Instrument Number 20061013-0127208; and to any and all matters shown on said Plat and Survey of record in Instrument Number 20061031-0135248; all of said Register's Office.

Bill Garrett Davidson County
Batch# 123326 DEEDWARR
08/01/2018 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $913.90
20180801-0075037

unimproved ☐
This is improved ☒ property, known as 5120 Preserve Blvd, 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 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 my hand this 31st day of July, 2018.

Sherif Atteya

Sherif Atteya

Faten Takla

Faten Takla

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, Sherif Atteya and Faten Takla, 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 31st day of July, 2018.

Notary Public

My Commission Expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 6, 2021

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

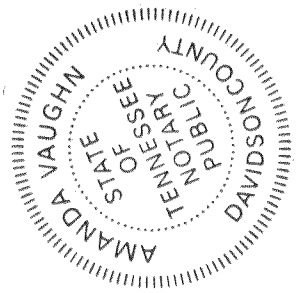
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)