Bill Garrett Davidson County
Batch# 127977 DEEDWARR
08/13/2018 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $638.25
20180813-0079521

WARRANTY DEED

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $172,500.00.

Affiant

Subscribed and sworn to before me this 10th day of August 2018.

Notary Public
My Commission expires: 3/10/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Magdy Hzkial	Fifth Third Mortgage Compnay	135-14-0C-021.00CO
621 Ransom Village Way	P.O. Box 170	
Antioch, TN 37013	Cincinnati, OH 45263-0170	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rebecca Louise Tatarsky, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Magdy Hzkial and Magda Fawzy, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 21, as shown on the map entitled Ransom Village, of record in Plat Book 7900, pages 833 and 834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rebecca Louise Tatarsky, by deed from Terry L. Carter, unmarried, on August 25, 2006, of record in Instrument Number 20060906-0110111, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 7900, pages 833 and 834, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9525, page 187; Book 9647, page 72; and Book 9653, page 153, Register's Office for Davidson County, Tennessee.
- Power of Attorney of record in Instrument Number 201808130079520, Register's Office for Davidson County, Tennessee

This is improved property known as: **621 Ransom Village Way, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 10, 2018.

Rebecca Louise Tatarsky
by Priscilla Tatarsky, Attorney-in-Fact

Rebecca Louise Tatarsky
by Priscilla Tatarsky, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Priscilla Tatarsky**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Rebecca Louise Tatarsky**, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Rebecca Louise Tatarsky, the bargainor(s), by the said Priscilla Tatarsky, as Attorney-in-Fact.

WITNESS my hand and seal, this 10th day of August, 2018.

_____ My Commission Expires: 7/8/19
NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.