Bill Garrett Davidson County
Batch# 130670 DEEDWARR
08/17/2018 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $736.30
20180817-0081939

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$200,000.00~~ $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

O-VRES-18-956

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fathy Tawadrous and Hanan Gad	BBMC Mortgage	
(NAME)	(NAME)	**135-14-0A-194.00-CO**
956 Blue Mountain Ln.	100 W. 22nd Street #101	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Lombard, IL 60148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VERONICA R. CALDWELL-BOONE AND JAMES ALI BOONE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FATHY TAWADROUS AND HANAN GAD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 194 on the Plan of Final Plat - Phase Four, Pinnacle Point Subdivision of record in Plat Book 6900, Page 524, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Veronica R. Caldwell-Boone, married and James Ali Boone, married, as Tenants by the Entirety by Quitclaim deed from James Ali Boone, a married man, joined by his spouse Veronica R. Caldwell-Boone of record in Instrument No. 20061120-0143549 Register's Office for Davidson County, Tennessee, dated October 17, 2006 and recorded on November 20, 2006.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 524, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7032, Page 733, with Certificate of Correction of Acknowledgement and Oath of record in Book 7065, page 959, as amended in Book 7067, page 739, along with Supplement and Amendment to said Declaration document recorded in Book 10097, Page 390, subsequently purported null and void by Nullification of Supplement and Amendment recorded at Instrument No. 20010504-0046047 and Instrument No. 20010504-0046048, Register's Office for Davidson County, Tennessee;
- Deed of Conveyance of record in Book 9207, Page 504, in the Register's Office for Davidson County, Tennessee;
- Master Deed of record in Book 7032, Page 730, in the Register's Office for Davidson County, Tennessee;
- Easement(s) for Metropolitan Government of record in Book 7097, Page 158, in the Register's Office for Davidson County, Tennessee;
- Articles of Incorporation of record in Book 7058, Page 234, in the Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 6405, Page 169, in the Register's Office for Davidson County, Tennessee;
- Storm Water Detention Agreement of record in Book 7193, Page 239, Book 7274, Page 506 and Book 7424, Page 953, in the Register's Office for Davidson County, Tennessee;
- Easement to South Central Bell of record in Book 6803, Page 287, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **956 Blue Mountain Ln., Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF AUGUST, 2018.

Veronica R. Caldwell-Boone

Veronica R. Caldwell-Boone

James Ali Boone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VERONICA R. CALDWELL-BOONE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES ALI BOONE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Jennifer Chandler- Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

