THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 181018064

Karen Y Johnson Davidson County
Batch# 156083 DEEDWARR
11/02/2018 09:42:55 AM 2 pgs
Fees: $13.00 Taxes: $545.75
20181102-0108712

HUDSON LEWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 19, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $147,500.00.

Affiant

Subscribed and sworn to before me, this 29th day of October, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mamdouh N. Wahib and Mary S. Erian 4759 Billingsgate Road Antioch TN 37013	New Owner	Tax Parcel ID No. 149-05-0A-241.00-CO

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, **Sandra Faye Johnson, a married person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mamdouh N. Wahib and Mary S. Erian, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Pepper Ridge, Phase 10 Townhomes of record in Plat at Instrument No. 20010129-0008519, and Subject to Master Deed of record at Instrument No. 20010123-0006702 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 Sandra Faye Johnson, a married person by Warranty deed from Amy E. Mauritson, unmarried of record in Instrument No. 20061003-0122490 Register's Office for Davidson County, Tennessee, dated September 29, 2006 and recorded on October 03, 2006 and Rerecorded on November 29, 2006 in Instrument No. 20061129-0147055.

Bernard E. Johnson, III, joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Sandra Faye Johnson.

The execution of this instrument is effected by the signature of Sandra F. Johnson as Attorney-in-fact for Bernard E. Johnson, III, which Power of Attorney is recorded in Instrument No. 20181102-0108711, said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20010129-0008519, Register's Office of Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments

and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Pepper Ridge, Phase Ten Townhomes of record in Instrument Number 20010123-0006702, Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Book 7505, Page 804, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4755 Billingsgate Road Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 29th day of October, 2018.

Sandra Faye Johnson

Bernard E. Johnson, III, by Sandra F. Johnson as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sandra Faye Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra F. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Bernard E. Johnson, III, and that she is authorized by Bernard E. Johnson, III, to execute this instrument on his behalf.

WITNESS my hand, at office, this 29th day of October, 2018.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022