Karen Johnson Davidson County
Batch# 188536 DEEDWARR
01/25/2019 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $214.60
20190125-0007800

THIS INSTRUMENT PREPARED BY: **Bradley T. Bald, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $58,000.00 Affiant Subscribed and sworn to before me, this 25th day of January, 2019. Notary Public My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 1, 2021

WARRANTY DEED

Address New Owner: Legacy South Homes Fund I, LLC 2305 Cruzen St Nashville, TN 37211	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 119-15-0-062.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MAGDI SAMY GUIRGUIS AND WIFE, MARY HATAB** (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **LEGACY SOUTH HOMES FUND I, LLC, a Tennessee Limited Liability Company** ("Grantee"), its 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 Lot No. 58, as shown on the map entitled Southlake, Section Two, of record in Book 2083, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to MAGDI SAMY GUIRGUIS AND WIFE, MARY HATAB, by deed from WILLIAM D. MALONE, MARRIED, of record in Book 10782, page 707, dated January 30, 1998, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD BOOK 3405, PAGE 373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is unimproved property commonly known as: **3104 Southlake Drive, Nashville, TN 37211**

This conveyance is subject to (1) 2019 taxes, a lien not yet due and payable, to be paid by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when they become payable and to indemnify and hold harmless Grantors from liability and loss therefrom; and (2) matters shown on the Plan of record in Book 2083, page 84, Register's Office for Davidson County, Tennessee.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set forth herein. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, 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 25th day of January, 2019.

Magdi Samy Guirguis by George M. Guirguis as attorney in fact
MAGDI SAMY GUIRGUIS
By: George M. Guirguis, as Attorney-in-Fact

Mary HaTab by George M. Guirguis as attorney in fact
MARY HATAB
By: George M. Guirguis, 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 **GEORGE M. GUIRGUIS** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **MAGDI SAMY GUIRGUIS**, as his Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

ELIZABETH M. PRESTON STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Witness my hand, at office, this 25th day of January, 2019.

Notary Public
My commission expires: 10/14/19

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **GEORGE M. GUIRGUIS** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **MARY HATAB**, as her Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of January, 2019.

ELIZABETH M. PRESTON STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public
My commission expires: 10/14/19

True Copy Certification

I, William T. Smith, 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, Jonna L. Hall, a notary public for this county and state, William T. Smith 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: 10/14/2019

Notary's Seal

