WARRANTY DEED

Karen Johnson Davidson County
Batch# 194693 DEEDWARR
02/12/2019 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20190212-0013291

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/10/26

(AFFIX SEAL)

LAURIE DANEWOOD NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6309

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mohssin F. Mosad	U.S. Bank	151090A20900CO
(NAME)	(NAME)	
4457 Benchmark Drive	4801 Frederica St.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42301	
(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 considerations, the receipt of which is hereby acknowledged, we, David T. Amster and Michelle Amster, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Mohssin F. Mosad and Nagat W. Endrous, husband and wife, hereinafter called the GRANTEE(S), and or their assigns, a 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. 209 on the Plan of Long Hunter Chase, Phase 2, of record in Plat Book 7900, Page 763, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David T. Amster, married by Warranty Deed from Melva Jo McCrary, dated August 08, 1997 and recorded August 13, 1997 of record in Book 10567, Page 613 and Rerecorded as Instrument No. 20021121-0145074, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2019 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 7900, Page 763, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, recorded as Book 9430, Page 251, Amended Recorder as Book 9534, Page 938 and Book 9534, Page 942, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement recorded in Book 2336, Page 532 and Book 4428, Page 568 in the Register's Office of Davidson County, Tennessee.
Agreement for Dedication of Easement recorded in Book 4717, Page 515 and Book 8197, Page 288 in the Register's Office of Davidson County, Tennessee.
Right of Way Easement recorded in Book 4535, Page 351 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4457 Benchmark Drive, 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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 12th day of February, 2019 .

David T. Amster by Damon Smith attorney in fact

Michelle Amster by Damon Smith attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for State and County, the within named Damon Smith, with whom I am personally acquainted and who proved himself to be the attorney in fact of David T. Amster and Michelle Amster and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of February, 2019..

Notary Public:
My Commission Expires: 10/31/2020

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY