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

**CRT File No. 190420091**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $100,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of April, 2019.

Notary Public
My Commission Expires: _____

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 223758 DEEDWARR
04/30/2019 10:32:15 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20190430-0039803

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Mamdouh Wahib and Mary Erian<br>4759 Billingsgate Rd.,<br>Antioch, TN 37013 | New Owner | Tax Parcel ID No.<br>149-02-0B-140.00-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, **Afaf Z. Girgis and Sobhy H. Michael, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mamdouh Wahib and Mary 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 Lot No. 200-B on the Plan of Zone Lot Division Lots 181 thru 186, 192 and 196 thru 202, Piccadilly Square, Phase II of record in Plat Book 6900, Page 14, and amending Plat Book 6250, Page 93 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 Afaf Z. Girgis and Sobhy H. Michael by Warranty deed from Cherrie L. Fuller of record in Instrument No. 20001101-0108196 Register's Office for Davidson County, Tennessee, dated October 27, 2000 and recorded on November 01, 2000.

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 in Plat Book 6900, Page 14, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Plat Book 6250, Page 93, Register's Office for Davidson County, Tennessee.
Subdivision restrictions, building lines and easements of record in Plat Book 6250, Page 92; Plat Book 6250, Page 93; Plat Book 6250, Page 94, in the Register's Office of Davidson County, Tennessee.
By Laws of record in Book 6236, Page 708, Book 6295, Page 572 and 580 and 588, in the Register's Office for Davidson County, Tennessee.
Amendment to Articles of Incorporation of Piccadilly Square Homeowners Association of record at Book 6236, Page 730; Book 6295, Page 548; Book 6295, Page 556; Book 6295, Page 564; Book 6295, Page 596; Book 6295, Page 602; Book 6300, Page 423; Book 6300, Page 439, in the aforesaid Register's Office.
Declaration of Covenants, Conditions and Restrictions of record at Book 6236, Page 683, as amended at 6295, Page 506; Book 6295, Page 520; Book 6295, Page

534; Book 6300, Page 409; Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190; Book 6355, Page 322; Book 6830, Page 739 and By-Laws record at Book 6236, Page 708; Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; Book 6300, Page 431, in the aforesaid Register's Office.
Charter of Piccadilly Square Homeowners Association of record at Book 6236, Page 703; Book 7288, Page 964, in the aforesaid Register's Office.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 924 Strand Fleet Drive 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 25th day of April, 2019.

Afaf Z. Girgis

Sobhy H. Michael

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Afaf Z. Girgis and Sobhy H. Michael, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021