WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2022

B-VRES-19-3065

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 240689 DEEDWARR
06/07/2019 03:36:25 PM 2 pgs
Fees: $13.00 Taxes: $769.60

20190607-0054940

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)
Wesam Elshiekh	GUIDANCE RESIDENTIAL, LLC	
(NAME)	(NAME)	**141-06-0D-032.00-CO**
3065 Harpeth Springs Drive	11107 SUNSET HILLS BLVD STE 100 & 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	RESTON, VA 20190	
(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, **CATHRYN BECKER SMITH AND ROBERT MICHAEL SMITH, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WESAM ELSHIEKH, MARRIED,** 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:

WE by SE A.F

Land in Davidson County, Tennessee, being Unit No. 32 on the Plan of Horizontal Property Regime, Private Element Plat, Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, 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 Cathryn Becker, unmarried by Warranty deed from Robert Luca, married of record in Instrument No. 20050112-0005004 Register's Office for Davidson County, Tennessee, dated December 30, 2005 and recorded on January 12, 2006.

Being the same property conveyed to Cathryn Becker and Robert Michael Smith by Quitclaim deed from Cathryn Becker, unmarried of record in Instrument No. 20080403-0033489 Register's Office for Davidson County, Tennessee, dated March 28, 2008 and recorded on April 03, 2008. Cathryn Becker and Robert Michael Smith, having since married. Cathryn Becker is now known as Cathryn Becker Smith.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20030213-0019999, 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 Instrument No. 20030205-0016044, as amended in Instrument No. 20030303-0027396, Instrument No. 20030806-0111893 and Instrument No. 20030218-0020999, Register's Office for Davidson County, Tennessee.
- Charter of Riverbridge Homeowners Association of record in Instrument No. 20030218-0020998, in the 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 Instrument No. 20030205-0016032, as amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20030218-0020987, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20030218-0020986, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument No. 20030303-0027398, in the Register's Office for Davidson County, Tennessee.
- All matters shown on the Boundary Plan of record in Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee.
- Right of Way for N C & St. L Railway of record in Book 1298, Page 244, in the Register's Office for Davidson County, Tennessee.

- Easement to Harpeth Valley Utility District of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement to cemetery of record in Instrument No. 20020912-0110994, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20121114-0104692, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20140114-003778, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3065 Harpeth Springs Drive, Nashville, Tennessee 37221**.

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 30th DAY OF MAY, 2019.

Cathryn Becker Smith

Robert Michael Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHRYN BECKER SMITH, 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 30th of May, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT MICHAEL SMITH, 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 30th of May, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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