WARRANTY DEED

Karen Johnson Davidson County
Batch# 284685 DEEDWARR
09/12/2019 10:57:30 AM 2 pgs
Fees: $13.00 Taxes: $946.83
20190912-0092464

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,900.00.

Katherine Richey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 02/10/2021
(AFFIX SEAL)

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0750

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Katherine Richey and David Shiles	AMERIS BANK	Map: 149150A25000CO
(NAME) 1625 Bridgecrest Dr.	(NAME) 1800 Parkway Place #820	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-FIVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($255,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FADY YACOUB, A SINGLE MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHERINE RICHEY AND DAVID SHILES, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 321, on the Plan of Amendment to Final Plat, Cambridge Forest, Phase 3, according to plat and survey appearing of record in Instrument No. 20010628-0068483, an amended in Instrument 20020503-0054630, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Fady Yacoub, a single man, by deed from Donnie C. Stewart and wife, Sheila Stewart, of record in Instrument No. 20180731-0074513, dated July 26, 2018, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20010628-0068483 as amended in Instrument No. 20020503-0054630, said Register's Office; (3) Quitclaim Deed of common areas to HOA of record in Instrument No. 20030624-0086951 and Instrument No. 20030624-0086953, in the Register's Office for Davidson County, Tennessee; (4) Charter for HOA of record in Book 10343, Page 769, in the Register's Office for Davidson County, Tennessee; (5) Storm Water Detention Agreement of record in Book 7632, Page 962 and Instrument No. 20010202-0010454, in the Register's Office for Davidson County, Tennessee; (6) Easement to Morgan Cemetery; (7) Telephone Line Easement of record in Book 1207, Page 529, In the Register's Office for Davidson County, Tennessee; (8) Agreement of record in Book 1147, Page 148, in the Register's Office for Davidson County, Tennessee; (9) Sewer and Drainage Easement of record in Book 6881, Page 320, Book 7453, Page 445 and Book 8795, Page 158, in the Register's Office for Davidson County, Tennessee; (10) All matters of record in Plat Book 6900, Page 561 and 562, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10332, Page 1, amended in Book 10774, Page 723, Instrument No. 20021023-0130058 and Instrument No. 20190314-0023576 and DCCR's in Instrument No. 20020221-0022797, amended in Instrument No. 20061025-0132073, Instrument No. 20061208-0152145, Instrument No. 20070409-0041417, Instrument No. 20100224-0014180, Instrument No. 20110919-0072463, Instrument No. 20130225-0018348, and Instrument No. 20020221-0022798, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1625 Bridgecrest Dr., Antioch, TN 37013
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 11th day of September, 2019.

Fady Yacoub

Fady Yacoub

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fady Yacoub, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 11th day of September, 2019.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

{Affix Seal }

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020