WARRANTY DEED

Karen Johnson Davidson County
Batch# 285546 DEEDWARR
09/16/2019 08:19:43 AM 2 pgs
Fees: $13.00 Taxes: $953.12

20190916-0093300

W-CP-19-1808

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Lotfy Samy Issa	**Everett Financial dba Supreme Lending**	
(NAME) **1808 Merritt Street**	(NAME) **14801 Quorum Drive, Suite 300**	**053-06-0B-028.00-CO**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Dallas, TX 75254**	
(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, **CLAYTON T. GRINDSTAFF, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOTFY SAMY ISSA,** 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:

and STAR ISSA, husband and wife

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Phase 2, Waterford R10 Residential P.U.D of record in Plat Book 7900, Page (s) 412-413, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Old Hickory, Tennessee 37138.

Being the same property conveyed to Clayton T. Grindstaff, an unmarried man by Warranty Deed from James O. Martin, married of record in Instrument No. 20130531-0054933 Register's Office for Davidson County, Tennessee, dated May 29, 2013 and recorded on May 31, 2013.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 7900, Pages 412 and 413, Register's Office for Davidson County, Tennessee.
- All matters on Boundary Plat of record in Plat Book 6900, Page 540, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7463, Page 294; as amended in Book 8694, Page 216; Book 8699, Page 462; Book 9432, Page 988; and Book 9530, Page 185, Register's Office for Davidson County, Tennessee.
- By-Laws of Waterford Homeowner's Association, Inc. of record in Book 8715, Page 583, as amended in Instrument Number 20090309-0020515, in the Register's Office for Davidson County, Tennessee.
- Charter of Waterford Homeowner's Association, Inc. of record in Book 8711, Page 701, in the Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Waterford Homeowner's Association, Inc. of record in Book 8715, Page 590, in the Register's Office for Davidson County, Tennessee.
- Easement for right-of-way of record in Book 2025, Page 225, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20111109-0087624, 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: **1808 Merritt Street, Old Hickory, Tennessee 37138**.

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 6th DAY OF SEPTEMBER, 2019.

Clayton T. Grindstaff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAYTON T. GRINDSTAFF, 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 6th of September, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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