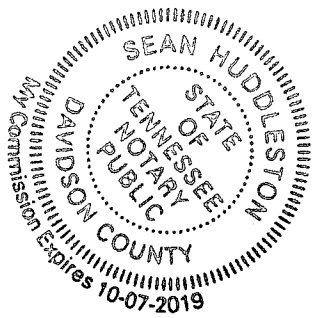
Karen Johnson Davidson County
Batch# 300761 DEEDWARR
10/15/2019 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20191015-0105320



(Notary Stamp)

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 30th day of September, 2019.

Notary Public

My commission expires: 10-7-19

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Marcelle Shehata and William Bedwany	New Owners	**150-06-0A-015.00-CO**
4008 Alicia Lane		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Samantha O'Leary and Patrick O'Leary, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Marcelle Shehata and William Bedwany

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 15 on the Plan of The Parks at Priest Lake, Phase 2, a R10/Rs10 Cluster Lot Subdivision of record in Plat at Instrument No. 20100924-0076273, as corrected in Instrument No. 20101109-0089918, 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 Samantha O'Leary and Patrick O'Leary, wife and husband by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20120808-0070726 Register's Office for Davidson County, Tennessee, dated August 06, 2012 and recorded on August 08, 2012.

This is improved property known as **4008 Alicia Lane, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20 day of September, 2019.

Samantha O'Leary

Patrick O'Leary

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Samantha O'Leary and Patrick O'Leary, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20 day of September, 2019.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SP 11/2015

Certificate of Authenticity

I, Christy Jones, do hereby make oath that I am a license attorney and/or 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.

Christy Jones

Signature

State of Tennessee

County of Davidson

Personally appeared before me_____, a notary public for this county and state, Christy Jones **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Stephanie Coleman

Notary's Signature

My Commission Expires: 3-21-23

Notary's Seal (If on paper)

STEPHANIE COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY