Karen Johnson Davidson County
Batch# 335094 DEEDWARR
12/27/2019 08:27:29 AM 2 pgs
Fees: $13.00 Taxes: $1,013.19
20191227-0133478

(1)

Send Tax Stat
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Ashraf Shehata
7401 Maroney Drive
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 164-04-0C-77.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION**, has this day bargained and sold and does hereby transfer and convey unto, **ASHRAF SHEHATA AND HEBA SHEET, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Being all of Lot No. 77, on the plan of Final Plat Hamilton Run, Phase 2, A Cluster Lot Subdivision, according to plat and survey appearing of record in Instrument No. 20190521-0047861, 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 a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by deed from Ole South/Craighead Joint Venture, a Tennessee Joint Venture, dated August 20, 2019, appearing of record in Instrument No. 20190927-0098509, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants contained in instrument of record in Instrument No. 20190107-0001448; Easement for Sanitary Sewers and/or Storm Drainage, Water Mainsm, Pumps, and Appurtenances contained in instrument of record in Instrument No. 20160802-0079381, Instrument No. 20180302-0020008, and in Instrument No. 20180312-0023073; Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County pf recprd in Instrument No. 20160413-0035292; Grant of Transmission Line Easement to the United States of America of record in Book 2336, page 541, and in Book 4441, page 754; Right of Way Easement granted in Davidson County, Tennessee of record in Book 2544, page 448; Declrartion of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170714-0070732; and to any and all matters shown on said plat and survey of record in Instrument No. 20190521-0047861 all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ASHRAF SHEHATA AND HEBA SHEET, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2019 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 11th day of December, 2019.

Ole South Properties, Inc., a Tennessee Corporation

BY: _____
JOHN DAVIS, VICE PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JOHN DAVIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **VICE PRESIDENT of OLE SOUTH PROPERTIES, INC.**, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **VICE PRESIDENT.**

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 11th day of December, 2019.

DARA PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

_____
NOTARY PUBLIC
My Commission Expires: 5/22/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$273,835.00**, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Ashraf Shehata

AFFIANT

SWORN to and subscribed before me,
this 11th day of December, 2019.

_____
NOTARY PUBLIC
My Commission Expires: 5/22/22

DARA PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD