WARRANTY DEED

Karen Johnson Davidson County
Batch# 343913 DEEDWARR
01/15/2020 01:01:58 PM 2 pgs
Fees: $13.00 Taxes: $1,026.75

20200115-0005478

Y-PR-19-5128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,500.00.

Medhat Fouad
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

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)
Medhat Fouad and Mariam Fouad	**US Bank**	
(NAME)	(NAME)	**176-01-0A-011.00-CO**
5128 Singing Hills Drive	**2504 Old Fort Pkwy**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Murfreesboro, TN 37128**	
(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, **KHOUN VINAVONGSO AND WIFE, CHANTHAVONE VINAVONGSO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEDHAT FOUAD AND MARIAM FOUAD, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Final Plat of The Estates of Hickory Woods of record in Plat at Instrument No. 20010412-0036163, 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 Khoun Vinavongso and wife, Chanthavone Vinavongso by Warranty deed from Classic Homes BOS, LP of record in Instrument No. 20011113-0124135 Register's Office for Davidson County, Tennessee, dated November 09, 2001 and recorded on November 13, 2001.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20010412-0036163, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010814-0087812, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20010809-0085970, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20010208-0012477, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for Common Space, Drainage and Detention Fond of record in Instrument Number 20010814-0087811, re-recorded in Instrument 20011023-0115250, in the Register's Office for Davidson County, Tennessee.
- Deeds granted to Metro for water mains of record in Book 8169, Page 579 and Book 8169, page 588, in the Register's Office for Davidson County, Tennessee.
- Deeds granted to Metro for sewer mains of record in Book 8169, Page 564 and Book 8169, page 571, 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: **5128 Singing Hills Drive, Antioch, Tennessee 37013**.

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 10th DAY OF JANUARY, 2020.

Khoun Vinavongso

Chanthavone Vinavongso

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KHOUN VINAVONGSO, 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 10th of January, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHANTHAVONE VINAVONGSO, 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 10th of January, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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