(3)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200325732

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is: $880,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of April, 2020.

Notary Public
My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 385871 **DEEDWARR**
04/15/2020 10:22:47 AM 2 pgs
Fees: $13.00 Taxes: $3,256.00

20200415-0039310

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William S. Royston and Alison C. Royston 4412 Farriswood Drive Nashville TN 37204	Shelter Lending Services P.O. Box 740039 Cincinnati, OH 45274-0039	Tax Parcel ID No. 131 08 0N 001.00

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, **Albert Attia and Maggie Attia, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William S. Royston and Alison C. Royston, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Farriswood Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Farriswood Cottages, a Horizontal Property Regime, of record in Instrument Number 20130313-0024773, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted in Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Albert Attia and Maggie Attia, husband and wife, by Warranty Deed from Eugene Nelson, unmarried, of record in Instrument No. 20150112-0002817, in the Register's Office of Davidson County, Tennessee, dated January 08, 2015 and recorded on January 12, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Glendale Manor, Section One, as recorded in Plat Book 2330, Page(s) 111.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130313-0024773.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3678, Page 472.
Rights of upper and lower riparian owners to the flow of the waters of the West Fork Browns river (or creek), free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the West Fork Browns river (or creek).

This is improved property located at 4412 Farriswood Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of April, 2020.

Maggie Attia
by Will Chapman Attorney in Fact
Maggie Attia
By: Will Chapman, Attorney in Fact

Albert Attia
by Will Chapman Attorney in Fact
Albert Attia
By: Will Chapman, Attorney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Albert Attia and Maggie Attia and that he is authorized by Albert Attia and Maggie Attia to execute this instrument on their behalf.

WITNESS my hand, at office, this 13th day of April, 2020.

Notary Public

My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023