WARRANTY DEED

File #2020032903

Rutherford County Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/22/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Youssef Sedky Ibrahim	Fairway Independent Mortgage	181-01-0A-160.00-CO
(NAME)	(NAME)	
7308 Campton Road	4201 Marsh Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 393024 **DEEDWARR**
04/29/2020 10:22:48 AM 2 pgs
Fees: $13.00 Taxes: $1,450.03

20200429-0044676

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Phong Anh Vu and Tram Ngoc Vu, joint tenants,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Youssef Sedky Ibrahim, a married man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 81 on the Plan of Sugar Valley, Section Five of record in Plat at Instrument No. 20001204-0118880, 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 Phong Anh Vu and Tram Ngoc Vu, joint tenants by Cash Deed for Tennessee from The Secretary of Housing and Urban Development of Washington, DC of record in Instrument No. 20081020-0104996, Scrivener's Affidavit Recorded in Instrument No. 20101201-0095366, Register's Office for Davidson County, Tennessee, dated October 15, 2008 and recorded on October 20, 2008.

This conveyance is subject to: Subject to all matters shown on the Plan of record as Instrument Number 20001204-0118880, Register's Office of Davidson County, Tennessee.; Subject to all matters shown on the PUD Boundary Plan of record in Plat Book 9700, Page 374, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11069, Page 14, as amended in Instrument No. 20001205-0119527, Instrument No. 20030708-0093637 and Instrument No. 20150602-0051014, Instrument No. 20040203-0013041, Register's Office for Davidson County, Tennessee; By-Laws of Sugar Valley HOA, Inc. of record in Book 11069, Page 24, Register's Office for Davidson, County, Tennessee.; Charter for Sugar Valley HOA, Inc. of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.; Deed of common areas to Sugar Valley HOA, Inc. of record in Instrument Number 20000425-0041128, in the Register's Office for Davidson County, Tennessee.; Sewer easement of record in Book 9487, Page 901 and Book 9343, Page 202, in the Register's Office for Davidson County, Tennessee.; Easement for ingress & egress of record in Book 5674, Page 863, in the Register's Office for Davidson County, Tennessee.; Dedication of Perpetual Easement for Entrance Wall of record in Instrument Number 20040205-0014018, in the Register's Office for Davidson County, Tennessee.; Subject to rights of others in and to the common areas and/or elements.

This is unimproved ☐ improved ☒ property, known as **7308 Campton Road, Nashville, TN 37211**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 20th day of April, 2020.

Phong Anh Vu

Tram Ngoc Vu

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Phong Anh Vu and Tram Ngoc Vu , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of April, 2020.

Notary Public

Commission expires:

8/22/22

Rutherford County STATE OF TENNESSEE NOTARY PUBLIC Vanessa E. Allen

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128