Karen Johnson Davidson County
Batch# 471005 DEEDWARR
09/08/2020 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20200908-0101524

WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-8582-RR

Y-SB-C-20-2529

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER. 2020.

Notary Public

MY COMMISSION EXPIRES: 4/3/2023
(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Shenouda Ragheb and Marim Tawfek	**SWBC Mortgage Corp.**	
(NAME)	(NAME)	**164-10-0A-356.00-CO**
2529 Skyfalls Way	**9311 San Pedro Avenue, Ste 100**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**San Antonio, TX 78216**	
(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, **DERRIA L. FORD AND CALVIN GLOVER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHENOUDA RAGHEB AND MARIM TAWFEK,** 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. 314 on the Plan of Final Plat of Village 6, SummerField Subdivision of record in Plat at Instrument No. 20060928-0120376, 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 Derria L. Ford and Calvin Glover, wife and husband by Warranty deed from Capitol Homes, Inc., a Tennessee Corporation of record in Instrument No. 20160512-0047113 Register's Office for Davidson County, Tennessee, dated May 05, 2016 and recorded on May 12, 2016.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060928-0120376, 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 Book 11588, Page 484, as amended in Book 11669, page 376 and Instrument No. 20010308-0021946; Instrument No. 20010504-0046260; Instrument No. 20030527-0071168; Instrument No. 20051103-0133360; Instrument No. 20050317-0029621; Instrument No. 20051103-0133359; Instrument No. 20060724-0089079; Instrument No. 20060724-0089080; Instrument No. 20060724-0089081; Instrument No. 20060921-0117120, Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 11648, Page 662, amended in Instrument No. 20010504-0046261, in the Register's Office for Davidson County, Tennessee.
- Charter of Summerfield HOA of record in Book 11648, Page 660 and Instrument No. 20010326-0028531, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument Number 199912160303934 and Instrument No. 20000809-0079074, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20050329-0033458 and 20000113-0004777, in the Register's Office for Davidson County, Tennessee.
- Easement to BellSouth of record in Book 1141, Page 327, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Summerfield Homeowners Association, Inc., A Tennessee Corporation of record in Instrument Number 20170623-0063574, 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: **2529 Skyfalls Way, 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 4th DAY OF SEPTEMBER, 2020.

Derria L. Ford

Calvin Glover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DERRIA L. FORD, 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 4th of September, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

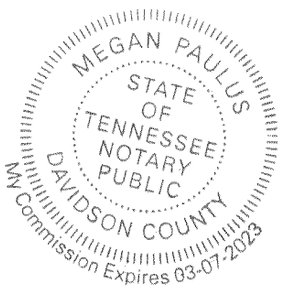


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALVIN GLOVER, 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 4th of September, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

