WARRANTY DEED

Karen Johnson Davidson County
Batch# 505272 DEEDWARR
10/30/2020 12:27:30 PM 2 pgs
Fees: $13.00 Taxes: $843.60
20201030-0126912

JM-SB-VRES-20-1748

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2020.

Dana R Park
Notary Public

MY COMMISSION EXPIRES: 6/26/2024
(AFFIX SEAL)

DANA R PARK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 6-26-2024

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)
Moheb Bassily and Gihan Bassily	**NEW OWNER**	
(NAME)	(NAME)	**151-10-0A-167.00-CO**
627 Woodland Hills Drive		
(ADDRESS)	(ADDRESS)	
LaVergne, TN 37086		
(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, **ERICK T. HEDRICK, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOHEB BASSILY AND GIHAN BASSILY, 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. 136 on the Plan of Phase 2, Villages of Long Hunter P.U.D. of record in Plat at Instrument No. 20020515-0059732, 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 Erick T. Hedrick, an unmarried man by Warranty deed from Angie K. Ledbetter, unmarried of record in Instrument No. 20170619-0061004 Register's Office for Davidson County, Tennessee, dated June 14, 2017 and recorded on June 19, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record as Instrument Number 20020515-0059732, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20010531-0056382, as amended in Instrument 20031111-0164945, Register's Office for Davidson County, Tennessee.
- By-Laws of The Villages of Long Hunter HOA of record in Instrument Number 20041022-0127537, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 2338, Page 466, in the Register's Office for Davidson County, Tennessee.
- Declaration of Taking of record in Book 4446, Page 423 and Book 4535, Page 351, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Mains and Appurtenances of record in Book 8197, Page 288 and Book 8358, page 91 and Book 8358, page 94, in the Register's Office for Davidson County, Tennessee.
- Easement conveyed to Tennessee Telephone Co of record in Book 9661, Page 919, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20000906-0088271 and Instrument No. 20000906-0088272, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20001030-0107415, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20020912-0111084 and Instrument No. 20021009-0123120 and Instrument No. 20020718-0086411, in the Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement to Cemetery of record in Book 1115, Page 302 and Book 1101, Page 457, in the Register's Office for Davidson County, Tennessee.
- Charter of The Villages of Long Hunter of record in Instrument Number 20010531-0056381, in the Register's Office for Davidson County, Tennessee.
- Dedication of Common area to Villages of Long Hunter's Homeowner's Association, Inc of record in Instrument Number 20010531-0056383, 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: **1748 Londonview Pl, 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 27th DAY OF OCTOBER, 2020.

Erick T. Hedrick

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Brevard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERICK T. HEDRICK, 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 27th of October, 2020.

Notary Public
My Commission Expires: February 22, 2021
(SEAL)

GREGGORY HARRINGTON
Commission # GG 75744
Expires February 22, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

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

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY