WARRANTY DEED

Karen Johnson Davidson County
Batch# 509537 DEEDWARR
11/05/2020 03:46:03 PM 2 pgs
Fees: $13.00 Taxes: $1,413.03

20201105-0130168

G-VRES-20-4416-B

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2020.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: 07/03/2023
(AFFIX SEAL)

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)
Celine Marie Seger and Kolin Melton Cheatham	**SWBC Mortgage**	
(NAME) **4416 Providence Ht #B**	(NAME) **9311 San Pedro Ave., Ste. 100**	**147-07-0-070.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **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, **BUILD TRUST HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CELINE MARIE SEGER AND KOLIN MELTON CHEATHAM, WIFE AND HUSBAND,** 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 4416 Providence Heights a Planned Unit Development, a Horizontal Property Regime with Private Elements of record as Instrument No.20200115-0005351 and being shown on Plat attached thereto as Exhibit "C", 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 Mina Naguib and Wael Zaki by Warranty deed from Linda Mechelle Anderson-Robinson, Executrix, of the Estate of Ella Christine Gray, and Linda Mechelle Anderson-Robinson, individually of record in Instrument No. 20180912-0090690 Register's Office for Davidson County, Tennessee, dated September 11, 2018 and recorded on September 12, 2018.

Being a portion of the same property conveyed to Build Trust Homes, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Mina Naguib and Wael Zaki of record in Instrument No. 20191202-0123287 Register's Office for Davidson County, Tennessee, dated November 27, 2019 and recorded on December 02, 2019.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 163, 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 Instrument Number 20140813-0072868, 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 Instrument Number 20200115-0005351, Register's Office for Davidson County, Tennessee.
- Easement for water line of record in Book 2277, Page 67 and Book 2343, Page 433, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4026, Page 815, 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: **4416 Providence Ht #B, Nashville, Tennessee 37211**.

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 30th DAY OF OCTOBER, 2020.

Build Trust Homes, LLC, a Tennessee Limited Liability Company

BY: _____
Wael Zaki
Member

BY: _____
Mina Naguib
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared WAEL ZAKI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of BUILD TRUST HOMES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MEMBER.

Witness my hand and official seal, this the 30th of October, 2020.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MINA NAGUIB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of BUILD TRUST HOMES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MEMBER.

Witness my hand and official seal, this the 30th of October, 2020.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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