Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 659684 DEEDWARR
06/18/2021 10:53:58 AM 4 pgs
Fees: $23.00 Taxes: $1,713.10

20210618-0082500

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Fady Sief and Raafat Kamel **7613 Oakfield Way** **Brentwood, TN 37027**	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	**181-10-0A-261.00 CO**

State of TN
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$463,000.00**

Affiant

Sworn to and subscribed before me this 16 day of June, 2021.

Notary Public

My commission expires: 12/6/21

Carrie Borden
State of Tennessee
Notary Public
Williamson County
My Commission Expires December 6, 2021

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **ERIAN GODA AND KONSHTTA SERGEYOUS, HUSBAND AND WIFE** (Collectively, the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **FADY SIEF, A SINGLE MAN, AND RAAFAT KAMEL AND MAYSA BARSOUM, HUSBAND AND WIFE** (Collectively, the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is unimproved property known as **7613 Oakfield Way, Brentwood, Davidson County, Tennessee.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 16 day of June 2021.

GRANTOR:

Erian Goda
Erian Goda

Konshtta Sergeyous
Konshtta Sergeyous

STATE OF Tennessee
COUNTY OF Williamson

On this 16 day of June, 2021, before me personally appeared Erian Goda and Konshtta Sergeyous to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness my hand and official seal on this 16 day of June, 2021.

~~Notary Public~~
My Commission Expires: 10.24.24

GREGORY S. PERRONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 824, as shown on the map entitled Autumn Oaks Subdivision, Phase 8B, of record as Instrument No. 20110218-0014028, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ERIAN GODA AND KONSHTTA SERGEYOUS, HUSBAND AND WIFE, by deed from NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, of record as Instrument No. 20111129-0092572, dated November 23, 2011, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.

2. Matters shown on the Plan of record as Instrument No. 20110218-0014028, said Register's Office.

3. Boundary plat of record in 6900, page 786, and in Book 9700, pages 913 and 914.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20010912-0099443, and amended as Instrument Nos. 20030513-0064238, 20101206-0096935, and 20100414-0028160, said Register's Office.

5. Reservation for graveyard with rights of ingress and egress of record in Book 261, page 284, and Book 6704, page 397, said Register's Office.

6. Easement to Gulf Interstate Gas Company of record in Book 2245, page 271, as partially released by 6968, page 25, said Register's Office.

7. Easements of record in Book 3376, page 239, and in Book 475, page 547, said Register's Office.

8. Right of way agreement to Columbia Gulf Transmission Company of record in Book 4240, page 667, as partially released by Book 6968, page 25, said Register's Office.

9. Restrictions contained in deeds of record in Book 6704, page 397, and in Book 6704, page 405, as amended in Book 6968, page 30, said Register's Office.

10. Easements for Sanitary Sewers/Storm Drainage of record in Book 9343, page 196, Book 9343, page 199 and Book 11217, page 799, said Register's Office.

11. Storm Water Detention Agreement of record as Instrument Nos. 20040128-0010895, and 20050222-0018903, said Register's Office.

12. Easement to United Telephone Company as Instrument Nos. 20020826-0103047, and 20020918-0113710, said Register's Office.

13. Notice of Acceptance of Public Infrastructure of record as Instrument No. 20151230-0130887, said Register's Office.