Karen Johnson Davidson County
Batch# 924082 DEEDWARRSP
10/03/2022 08:27:23 AM 3 pgs
Fees: $18.00 Taxes: $1,363.28
20221003-0108446

36098-9

THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Magdy Waheeb and Amany Boshra	CMG Mortgage, Inc. ISAOA/ATIMA	149-11-0-A-225-00co
3126 Bromley Way	3160 Crow Canyon Road, Suite 400	
Antioch, TN 37013	San Ramon, CA 94583	

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the undersigned, **Century Communities of Tennessee, LLC a Delaware limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **Magdy Waheeb and Amany Boshra, husband and wife**, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 225 on the Final Subdivision Plat of Cambridge Forest, Phase XI, a Planned Unit Development, of record in Instrument No. 20211119-0154006, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Century Communities of Tennessee, LLC, a Delaware limited liability company, by Special Warranty Deed dated November 19, 2019, from Cedar Stone Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20191120-0119569 and Affidavit of Scrivener's Error dated January 7, 2020, of record in Instrument No. 20200107-0002131, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$368,455.00**

Magdy Waheeb
Affiant

Subscribed and sworn to before me this **29th** day of **September, 2022**.

Notary Public

My commission expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those matters set forth in Exhibit "A" attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative this 29th **day of** September, **2022.**

Century Communities of Tennessee, LLC, a Delaware limited liability company

By: _____
Zack Adler, Authorized Signatory

STATE OF TENNESSEE COUNTY
OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Zack Adler** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Signatory** of **Century Communities of Tennessee, LLC**, the within named bargainor, a Delaware limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Zack Adler** as **Authorized Signatory.**

Witness my hand, at office at Nashville, Tennessee, this 29th **day of** September, **2022.**

_____
NOTARY PUBLIC

My Commission Expires: 1.11.2026

KELLY STENBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-11-2026

EXHIBIT A
To
Special Warranty Deed from
Century Communities of Tennessee, LLC to
Magdy Waheeb and Amany Boshra

EXCEPTIONS

1. The Plan of record in Instrument No. 20211119-0154006, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.

2. Declaration of Covenants, Conditions and Restrictions for Cambridge Forest XI of record in Instrument No. 20220818-0093786, and By-Laws appended thereto, Register's Office for Davidson County, Tennessee.

3. Charter of Cambridge Forest XI Owner's Association, Inc., of record in Instrument No. 20220818-0093787

4. Declaration of Restrictive Covenants for Cambridge Forest, Phase III, of record in Instrument No. 20020221-0022797 amended in Instrument No. 20061025-0132073, Instrument No. 20100224-0014180, Instrument No.20110919-0072463, Instrument No. 20130225-0018348, and Instrument No. 20190314-0023576, Register's Office for Davidson County, Tennessee.

5. Bylaws of Cambridge Forest II Homeowner's Association, Inc. of record in Instrument No. 20020221-0022798, Register's Office for Davidson County, Tennessee.

6. Agreement for a road right of way of record in Book 1147 Page 148, Register's Office for Davidson County, Tennessee.

7. Telephone Line Easement of record in Book 1207 Page 529, Register's Office for Davidson County, Tennessee.

8. Roadway Easement of record in Chancery Court Plan Book 3 Page 26, Register's Office for Davidson County, Tennessee.

9. All matters shown on the Plan of record in Plat Book 6900 Pages 561 and 562, Register's Office for Davidson County, Tennessee.

10. Sanitary Sewer and/or Storm Drainage Easements of record in Book 6881 Page 320 and Book 7453 Page 445, Register's Office for Davidson County, Tennessee.

11. Easement for sewer purposes as stated in the Deed of record in Book 8795 Page 158, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreements of record in Book 7632 Page 962 and Instrument No. 20020308-0029654, Register's Office for Davidson County, Tennessee.

12. Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.

This is improved property, known as **3126 Bromley Way, Antioch, TN 37013**