BILL GARRETT, Davidson County
Trans:T20120027398 DEEDWARR
Recvd: 04/16/12 09:35 2 pgs
Fees:13.00 Taxes:382.95
20120416-0032147

This instrument prepared by:
and return to

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of April, 2012, by and between Michael S Bligh Trustee of the Villanueva Revocable Living Trust, party of the first part, and Saad Kamel and Neveen Karam,* party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Ransom Village, of record in Plat Book 7900, Page 833 and 834, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Michael S. Bligh, Trustee of the Villanueva Revocable Living Trust, by virtue of that certain Quit Claim Deed dated May 12, 2011, at Instrument No. 20110614-0045590 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Trustee

Michael S Bligh Trustee of the Villanueva Revocable Living Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael S Bligh Trustee, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of April, 2012.

Natalie J. Meador
Notary Public

My Commission Expires: 5/20/14

NATALIE J. MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 20, 2014

*as husband and wife

Property Owner & Address:	Saad Kamel and Neveen Karam 625 Ransom Village Way Antioch, TN 37013
Tax Parcel No	135140C02200CO
Property Address:	625 Ransom Village Way Antioch, TN 37013
MAIL TAX BILLS TO:	US Bank Home Mortgage, Attn: Payment Processing PO Box 20005 Owensboro, KY 42304-0005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $103,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Saad Kamel
AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of April, 2012.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

20120125