BILL GARRETT, Davidson County
Trans:T20120032081 DEEDWARR
Recvd: 05/02/12 11:10 2 pgs
Fees:13.00 Taxes:521.33

20120502-0037545

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of April, 2012 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
return to: Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215	

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamer Mosa	U.S. Bank National Association	163070A13800CO
(NAME)	(NAME)	
1835 Wild Oaks Court	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Earth City, MO, 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Charles Galiwango**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tamer Mosa** and wife, Mariam Ayop hereinafter called the Grantees, their heirs and assigns, a 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. 138 on the Final Plat of Ridgeview UDO, Phase One, of record in Instrument Number 20080603-0056596, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ridgeview Heights, LLC by Deed from Ridgeview Properties dated September 30, 2005 and filed on September 30, 2005 in Instrument Number 20050930-0118007, Register's Office of Davidson County, Tennessee. Further, being a portion of the same property conveyed to Pinnacle National Bank by Trustee's Deed in Instrument Number 20100524-0039832 as corrected in Instrument Number 20110830-0067109, said Register's Office. Being the same property conveyed to Charles Galiwango by Special Warranty Deed from Pinnacle National Bank dated September 21, 2011 and filed on September 28, 2011 in Instrument Number 20110928-0075047, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1835 Wild Oaks Court, Antioch, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this **19th** day of **April, 2012**

Charles Galiwango

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Charles Galiwango**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **19th** day of **April, 2012**

JANIS L ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My commission expires: 5-4-15