WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,900.00 Ashley Salisbury Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of December, 2012 Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215		
ADDRESS NEW OWNER(S) AS FOLLOWS: Samih Morkos	SEND TAX BILLS TO: U.S. Bank National Association	MAP-PARCEL NUMBERS
(NAME) 1857 Wild Oaks Court	(NAME) PO Box 7298	163070A13300CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Springfield, OH, 45501	
(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 **Samih Morkos, an unmarried person**, 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. 133 on the Final Plat of Ridgeview UDO, Phase One, of record in Instrument No. 20080603-0056596, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Charles Galiwango by deed from PNB Holding Co. 2, Inc., dated May 1, 2012 of record in Instrument No. 20120504-0038756, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to PNB Holding Co. 2, Inc. by deed from Pinnacle National Bank, dated December 27, 2011 of record in Instrument No. 20111228-0101445, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Pinnacle National Bank by deed from James C. Cotey, Successor Trustee, dated August 30, 2011 of record in Instrument No. 20110830-0067109, correcting 20100524-0039832, 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 1857 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,

BILL GARRETT, Davidson County
Trans:T20120098352 DEEDWARR
Recvd: 12/26/12 11:00 2 pgs
Fees:13.00 Taxes:513.93
20121226-0118570

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 13th day of December, 2012

Charles Galiwango by David Leckrone atty in fact

Charles Galiwango, BY: David Leckrone,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary, personally appeared David Leckrone, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Charles Galiwango, and who acknowledged that HE executed the same as the free act and deed of the said Charles Galiwango, by virtue of a Power of Attorney, duly executed and appearing of record as Instrument No. 20121226011856 9, Register's Office for Davidson County.

Witness my hand and official seal this 13th day of December, 2012.

Laurie M Harris

NOTARY PUBLIC

LAURIE HARRIS
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
12-10-16