This instrument prepared by & return to:

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

Davidson County DEEDWARR
Recvd: 05/01/13 13:48 3 pgs
Fees:18.00 Taxes:462.50
20130501-0043747

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of April, 2013, by and between Sameh Sidhom and Malak Ishak, both married, party of the first part, and Jose A Villalobos and LeTicia Andino, a married couple, 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 284, Miro Meadows, Second Addition, as shown on plat of record in Plat Book 1424, Page 112, in the Register's Office for Davidson county, Tennessee, to which plat reference is hereby m ade for a more complete and accurate legal description.

Being all or part of the same property conveyed to Malak Ishak and Sameh Sidhom, by virtue of that certain Warranty Deed dated December 28, 2011, at Instrument No. 20120106-000174 in the Register's Office of Davidson County, Tennessee. Sellers warrant that this property has never been used as their primary residence and has been used for investment purposes only.

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 2013 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.

Sameh Sidhom

Malak Ishak By Sameh Sidhom Attorney in Fact

Malak Ishak by Sameh Sidhom,
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Sameh Sidhom, 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 30th day of April, 2013.

Notary Public

My Commission Expires: 9-8-13

State of Tennessee
County of Davidson

On this 30th day of April, 2013, before me personally appeared Sameh Sidhom, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Malak Ishak and acknowledged that he executed the same as the free act and deed of the said Malak Ishak.

WITNESS my hand, at office, this 30th day of April, 2013.

My Commission Expires:
9-8-13

Notary Public

Property Owner & Address:	Jose A Villalobos 1206 Thompson Place Nashville, TN 37217
Tax Parcel No	10713008700
Property Address:	1206 Thompson Place Nashville, TN 37217
MAIL TAX BILLS TO:	Regions Mortgage 2050 Parkway Office Circle, Birmingham, AL 35244

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 $125,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of April, 2013.

Notary Public

My Commission Expires: 9-8-13

20130407

Certificate of Authenticity

I, Ashlee Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D. Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Cari Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cari Allen

Notary's Signature

My Commission Expires: 11-4-13

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 11-4-13
DAVIDSON COUNTY