WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130064955 DEEDWARR
Recvd: 07/30/13 11:22 2 pgs
Fees:13.00 Taxes:436.23

20130730-0079117

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $117,900.00.

Affiant

Subscribed and sworn to before me this 29th day of July, 2013.

Notary Public
My Commission expires: 11-3-15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christian W. Thomas	Peoples Home Equity, Inc.	162-8-4
64 Tusculum Road	5205 Maryland Way Suite 100	
Antioch, TN 37013	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Anthony Sameh Gadallah, unmarried** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christian W. Thomas, unmarried**, his/her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Antioch Park Section 1 of record in Plat Book 3600, Page 96, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Raymoun S. Mikhaiel, unmarried, Gosephen K. Metry, married from F. Steven White and wife, Angela W. White and , Phillip N. Williams and wife, Nancy S. Williams by Deed on April 30, 1997, of record in Book 10451, Page 296, Register's Office for Davidson County, Tennessee. Further conveyed to Sameh M. Gadallah from Raymoun S. Mikhaiel by QuitClaim Deed on June 2, 1998, of record in Book 10958, Page 719, Register's Office for Davidson County, Tennessee. Further conveyed to Barney B. Regen, Trustee from Sameh M. Gadallah and wife, Gosephen K. Metry and then Further conveyed to Sameh M. Gadallah and wife, Gosephen K. Metry from Barney B. Regen, Trustee both conveyances by same QuitClaim Deed on June 2, 1998, of record in Book 10958, Page 722, Register's Office for Davidson County, Tennessee. Further conveyed to Anthony Sameh Gadallah from Sameh Mikhaiel Gadallah by QuitClaim Deed on February 27, 2009, of record in Instrument Number 20111003-0076384, Register's Office for Davidson County, Tennessee. Gosephen K. Metry having since died on 2/14/07.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3600, Page 96, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3861, Page 744, Register's Office for Davidson County, Tennessee.

This is improved property known as: **64 Tusculum Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 26, 2013.

Anthony Samah Gadallah

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Anthony Sameh Gadallah** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 26, 2013

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY