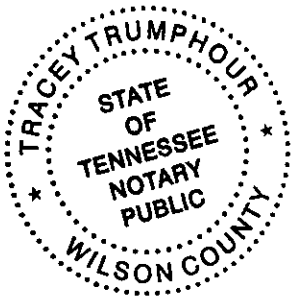
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Landmark Homes of Tennessee, Inc	Same as new owner	163020B07300CO
(NAME)	(NAME)	
6064 Central Pike		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ayman Boulus Salwa Ghbranios, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Landmark Homes of Tennessee, Inc**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 23, on the plan of Phase Two, Berkeley Hall, Phase Five-Section One of Hickory Highlands P.U.D., of record in Instrument 200706210074238, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ayman Boulus and Salwa Ghbranios, husband and wife by Deed from Fortuna Partners LLC, a Tennessee limited liability company, dated 04/12/2013 and filed for record on 04/16/2013 in Instrument 201304160037692, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 562, Instrument 200706210074238, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200610310135165, as amended of record in Instrument 200705090055919, said Register's Office.

Right of Way and Easement of record in Book 1207, Page 530, said Register's Office.

Stormwater Detention Agreement of record in Instrument 200403030023979, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

BILL GARRETT, Davidson County
Trans:T20130093741 DEEDWARR
Recvd: 11/01/13 14:09 2 pgs
Fees:13.00 Taxes:66.60



20131101-0113761

File No.: 01288-17725
SMG TN Warranty Deed

This is improved ☐ property, known as 232 Took Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their heirs and/or 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 28th day of October, 2013.

Ayman Boulus

Salwa Ghbranios

State of Tennessee
County of Wilson

Personally appeared before me Ayman Boulus and Salwa Ghbranios, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of October, 2013.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122