WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140024630 DEEDWARR
Recvd: 04/11/14 10:31 2 pgs
Fees: 13.00 Taxes: 595.70
20140411-0030476

ROBERT WESLEY BROWN ★ STATE OF TENNESSEE NOTARY PUBLIC ★ MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$161,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of March, 2014.

Notary Public
My Commission expires: 12/20/14
(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:
Wesenyelesh Degefa	US. Bank Home Mortgage	164-08-0C-013.00
512 Aerie Landing	7601 Penn Ave S. Ste. A1	
Antioch, Tn 37013	Richfield, MN 55423	

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, **Adel Khalil and wife, Maha Abadir,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wesenyelesh Degefa, a single woman,** 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. 53 on the Plan of Hamilton Chase, Section I of record in Instrument Number 20051025-0128977 and amended by surveyors certificate of correction in Instrument Number 20051030-0131297 and Instrument Number 20051031-0131368, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Adel Khalil and wife, Maha Abadir from WestChester Homes, a joint venture, by Warranty Deed on February 12, 2008, of record in Instrument Number 20080214-0014810, Register's Office for Davidson County, Tennessee.

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 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20051025-0128977, Surveyor's Certificate of Correction of record in Instrument Number 20051031-0131297 and Instrument Number 20051031-0131368, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20050728-0087946 as amended in Instrument Number 20051031-0131315, Register's Office for Davidson County, Tennessee.
- Charter of Hamilton Chase Homeowner's Association, Inc., of record in Instrument Number 20060914-0113689, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20060707-0081733; 20040416-0043248 and 20040102-0000420, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements

This is improved property known as: **512 Aerie Lndg, 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 March 27, 2014.

Adel Khalil

Mash Abadir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Adel Khalil and Maha Abadir** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 27, 2014

My commission expires 11.6.17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY