BILL GARRETT, Davidson County
Trans:T20140033559 DEEDWARR
Recvd: 05/14/14 13:49 2 pgs
Fees:13.00 Taxes:277.50
20140514-0041442

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Mamdouh Wahib, Affiant

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

Notary Public
My commission expires: 11/23/14

BRIAN LAVOY PAYNE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Mamdouh Wahib 4759 Billingsgate Road Antioch, TN 37013	New Owner	163040A35700CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Quintin A. Siemer,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Mamdouh Wahib and Mary Erian, husband and wife**, hereinafter called the Grantee, his successors 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 Unit 357, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20060206-0014793, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Quintin A. Siemer, by deed from R. J. York Homes, LLC of record in Instrument No. 20061214-0153996, Register's Office for Davidson County, Tennessee.

This is improved property known as 3001 Hamilton Church Road #357, Antioch, Tennessee 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 Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

This deleted paragraph is not applicable ~~Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than $168,000.00 (120% of short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.~~

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 my hand this 8 day of May, 2014.

Quintin A. Siemer

Quintin A. Siemer

STATE OF Illinois
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Quintin A. Siemer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Grayslake (city), Illinois (state) this 8TH day of May, 2014.

Notary Public

My Commission expires: March 18, 205

OFFICIAL SEAL
GREGORY J. NICKERSON
Notary Public - State of Illinois
My Commission Expires Mar 18, 2015