Davidson County DEEDWARR
Recvd: 07/17/14 11:15 2 pgs
Fees:13.00 Taxes:344.10
20140717-0063270

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of July, 2014, by and between Hany Farid, Unmarried, party of the first part, and Dehab Tesfamaria Megos, Unmarried, 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 Unit 422, Hamilton Crossings Townhomes, a Planned Unit development, of record in INstrument No. 20040212-0016945, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Hany Farid by virtue of that certain Special Warranty Deed dated March 19, 2014, at Instrument No. 20140401-0026727 in the amount of $52,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Nationstar Mortgage, LLC by virtue of Trustee's Deed dated December 31, 2013 at Instrument No. 20140106-0001039 in the amount of $104,744.31 in the said Register's Office.

Being the same property previously conveyed to Ginger Graves by virtue of Warranty Deed dated March 11, 2005 at Instrument No. 20050315-0028373 in the amount of $114,900.00 in the said Register's Office.

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 2014 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.

Hany Farid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Hany Farid and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of July, 2014.

Notary Public

My Commission Expires: _____

A.R. TURNER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires APR 21 2015

Property Owner & Address:	Dehab Tesfamaria Megos 3001 Hamilton Church Road Antioch TN 37013
Tax Parcel No	163040A42200CO
Property Address:	3001 Hamilton Church Road #422 Antioch, TN 37013
MAIL TAX BILLS TO:	U.S Bank N.A. 4801 Frederica St Owensboro KY 4301

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 $93,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Gail Hudson
AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of July, 2014.

A. R. TURNER STATE OF NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JUNE 21, 2015

Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, S.J. Beaubouef 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, A.R. Turner a notary public for this county and state, S.J. Beaubouef who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JUNE 21, 2015

My Commission Expires: _____