Davidson County DEEDWARR
Recvd: 07/18/14 11:16 2 pgs
Fees:13.00 Taxes:547.60
20140718-0063929

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 18th day of July, 2014, by and between Romany Abdelmalak and Eriny Beshara, Husband and Wife, party of the first part, and Regina Acquah, 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:

Being Lot No. 42 on the Plan of Section One, Peninsula Point, a PUD of record in Book 9700, Page 98, Register's Office for Davidson County, Tennessee, reference to which is made for a more complete legal description.

Being all or part of the same property conveyed to Romany Abdelmalak by virtue of that certain CASH Deed dated September 2, 2011, at Instrument No. 20110907-0069264 and Scrivener's Affidavit at Instrument No. 20111012-0079147 in the amount of $104,000.00 in the Register's Office of Davidson County, Tennessee.

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.

Romany Abdelmalak
Romany Abdelmalak

Eriny Beshara
Eriny Beshara

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Romany Abdelmalak and Eriny Beshara, 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 18th day of July, 2014.

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires JUNE 21, 2016

My Commission Expires: _____

Property Owner & Address:	Regina Acquah 3352 Milbridge Dr Antioch TN 37013
Tax Parcel No	137130A04200CO
Property Address:	3352 Milbridge Drive Antioch, TN 37013
MAIL TAX BILLS TO:	U. S. Bank N.A. 4801 Frederica Street Ownsboro KY 42301

Firm File #: 20140535

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 $148,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Regina Acquah
AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of July, 2014.

Notary Public

My Commission Expires: _____

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUNE 21, 2016

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

My Commission Expires: _____

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUNE 21, 2016