BILL GARRETT, Davidson County
Trans:T20140065264 DEEDWARR
Recvd: 09/03/14 10:55 2 pgs
Fees:13.00 Taxes:728.90
20140903-0080313

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$197,000.00.**

MAKAR Boulus
Affiant

Subscribed and sworn to before me, this the 29th day of August, 2014.

Hillary Torrence
Notary Public

My commission expires: 11-28-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Makar Boulus and Renah Mata	**U.S. Bank, National Association**	**163-02-0B-107.00**
249 Took Drive	**3180 Rider Trail South**	
Antioch, TN 37013	**Earth City, MO 63045**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MAGDI HANNA AND MARY MOHAREB, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MAKAR BOULUS AND RENAH MATA, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot(s) 57, as shown on the map entitled Phase Two, Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D., of record as Instrument No. 20070621-0074238, Register's Office for Davidson County, Tennessee, to which plan reference Is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MAGDI HANNA AND MARY MOHAREB, HUSBAND AND WIFE, by Deed from FORTUNA PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20121130-0109913, dated November 28, 2012, said Register's Office.

Grantors certify that this property is not the usual place of residence of the Grantors', the Grantors' spouse, or the Grantors' dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **249 Took Drive, Antioch, TN 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 Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantees, their heirs and 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 my/our hand(s) this 29th day of August, 2014.

Magdi Hanna

Magdi Hanna

Mary Mohareb

Mary Mohareb

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Magdi Hanna and Mary Mohareb**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **August, 2014.**

Hillary Torrence

Notary Public

My Commission Expires: 11-28-16

