# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150075460 DEEDWARR
Recvd: 09/03/15 15:07 2 pgs
Fees: 13.00 Taxes: 517.63
20150903-0090110

JOAN M HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$139,900.00.**

Affiant

Subscribed and sworn to before me this 27 day of August, 2015.

Notary Public
My Commission expires: 9/15/17
(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: |
|---|---|---|
| Maria DeJesus Salas | Peoples Home Equity Inc. | 148-12-0-158.00 |
| 807 Aeolia Drive | 5205 Maryland Way Suite 110 | |
| Antioch, TN 37013 | Brentwood, TN 37027 | |

**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, **Osama Sefna, a married man and Emad A Samy, a married man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Maria DeJesus Salas, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Property known as 807 Aeolia Drive, Antioch, TN 37013, Davidson County. Land in Davidson County, Tennessee, being Lot No. 180, Hazelwood, Section 8, as of record in Book 3842, Page 205, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Osama Sefna, a married man and Emad A Samy, a married man from Selene Finance, LP by Special Warranty Deed on December 5, 2014, of record in Instrument Number 20141215-0114346, 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 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3842, Page 205, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4237, Page 761, Register's Office for Davidson County, Tennessee.
- Note: Neither Osama Sefna nor Emad A. Samy used this property as their residence, personal, marital or otherwise.

This is improved property known as: **807 Aeolia Drive, 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 August 27, 2015.

osama Sefna

**Osama Sefna**

EMAD SAMY

**Emad A. Samy**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Osama Sefna and Emad A. Samy** 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 August 27, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY