WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$196,000.00.**

Lu Ann Maloney
Affiant

Subscribed and sworn to before me this 29th day of September, 20 15

Notary Public
My Commission expires 11-6-17
(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:
Adel Hanna	Pinnacle Bank	Map 149-15-A Parcel 33
309 Edenfield Court	150 3rd Avenue South, Suite 900	
Antioch, TN 37013	Nashville, TN 37201	

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, **Lisa Lee Williams, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Adel Hanna and Amal Melek, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 33 on the Plan of Cambridge Forest, Section One, a Planned Unit Development, as of record in Book 9700, Pages 299 and 300, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph T. Williams, Jr. and wife, Lisa Lee Williams from Beazer Homes Corp. D/B/A Phillips Builders, A Tennessee Corporation by Warranty Deed on July 9, 1998, of record in Book 11022, Page 73, Register's Office for Davidson County, Tennessee. Further conveyed to Lisa Lee Williams, an individual married, from Joseph Thomas Williams, Jr. and wife, Lisa Lee Williams by Quitclaim Deed on April 10, 2007, of record in Instrument Number 20070423-0047887, 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 9700, Pages 299 and 300, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10332, Page 1, as amended in Book 10774, Page 723, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Cambridge Forest Homeowner's Association, Inc., of record in Instrument Number 20030624-0086952, Register's Office for Davidson County, Tennessee.
- Charter of Cambridge Forest Homeowner's Association, Inc., of record in Book 10343, Page 769, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 10805, Page 497; Book 1207, Page 529; Book 3, Page 26; Book 1147, Page 148; Book 6881, Page 320; Book 7453, Page 445 and Book 8795, Page 158, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **309 Edenfield Court, 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.

Davidson County DEEDWARR
Recvd: 10/13/15 10:59 2 pgs
Fees:13.00 Taxes:725.20
20151013-0104039

WITNESS our hands this September 29, 2015.

Lisa Lee Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lisa Lee Williams** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 29, 2015

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.