WARRANTY DEED



P-KW-15-425-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-9-17 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/28/15 09:43 2 pgs
Fees:13.00 Taxes:739.63
20151228-0129651

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samir Milek and Kamelia Makram	Farmington Mortgage	
(NAME)	(NAME)	**149-15-0A-051.00-CO**
425 Edencrest Court	2002 Richard Jones Rd. 300A	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-1918	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARGUERITA LEE, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SAMIR MILEK AND KAMELIA MAKRAM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section Two, Cambridge Forest, R15 Residential P.U.D. of record in Plat Book 9700, Page (s) 672 and 673, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marguerita Lee by Quitclaim deed from Dewayne Lee of record in Instrument No. 20130613-0060302 Register's Office for Davidson County, Tennessee, dated May 31, 2013 and recorded on June 13, 2013. Further, being the same property conveyed to Marguerita Lee by Warranty Deed from Phillip B. Behr and wife, Prisilla Fernandez-Behr of record in Instrument No. 20130607-0057945, Register's Office for Davidson County, Tennessee.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 9700, Pages 672-673;
- Covenants, Conditions and Restrictions of record in Book 10332, Page 1, amended in Book 10774, Page 723;
- By-Laws of record in Instrument No. 20020221-0022798;
- HOA Charter of record in Book 10343, Page 769;
- Easement for Sewer and Drainage of record in Book 6881, Page 320, Book 7453, Page 445 and Book 8795, Page 158;
- Easement for Telephone Line of record in Book 1207, Page 529;
- Easement of record in Book 11575, Page 609;
- Agreement of record in Book 1147, Page 148;
- Conveyance to HOA of record in Instrument No. 20030624-0086952, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **425 Edencrest Court , Antioch, Tennessee 37013-1918**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 the 21st DAY OF DECEMBER, 2015.

Marguerita Lee

Dewayne Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGUERITA LEE and DEWAYNE LEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2015.

Notary Public
My Commission Expires: 07/08/16
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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.