(1)

BILL GARRETT, Davidson County
Trans:T20160008339 DEEDWARR
Recvd: 02/01/16 11:05 2 pgs
Fees:13.00 Taxes:747.40
20160201-0009381

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$202,000.00.**

Affiant

Subscribed and sworn to before me this the 29th day of January, 2016.

Notary Public

My commission expires: 9-30-

(AFFIX SEAL)

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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:
Akram Shehata	**US Bank National Association**	**150-14-0B-037.00-CO**
4565 Hamilton Lane	**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,

Erian Goda, married

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

Akram Shehata and Martina Jouni, 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) 22, as shown on the map entitled Final Plat of Hamilton Church Subdivision, Phase II, of record in Instrument No. 20070425-0049479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to ERIAN GODA AND WIFE, KONSHTTA SERGEYOUS, by deed from SOUTHEASTERN DEVELOPMENT ENTERPRISE, LLC, of record in Instrument No. 20140919-0086049, dated September 17, 2014, said Register's Office. Being further conveyed a portion to ERIAN GODA, A MARRIED MAN, by Quitclaim Deed from ERIAN GODA AND WIFE, KONSHTTA SERGEYOUS, of record in Instrument No. 20141217-0115532, dated December 10, 2014, said Register's Office.

Grantor warrants that this property is not the marital residence of the Grantor's spouse and is not subject to any marital interests therein.

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 (__X__) Unimproved (____) property known as **4565 Hamilton Lane, 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 January, 2016.

Erian Goda

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand, at office, this **29th** day of **January, 2016.**

~~Notary~~ Public

My Commission Expires: 5-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY