WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160010403 DEEDWARR
Recvd: 02/08/16 10:25 2 pgs
Fees:13.00 Taxes:998.63
20160208-0011755

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $269,900.00.

Affiant

Subscribed and sworn to before me this 5th day of February, 2016

Rebecca Moss
Notary Public
My Commission expires: 12-18-2017
(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:
Edwin Argueta	Peoples Home Equity	163020B08700CO
724 Frodo Lane	150 N. Seven Oaks Drive	
Antioch, TN 37013	Knoxville, TN 37922	

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, **AL SISI CONSTRUCTIONS, INC., A TENNESSEE CORPORATION**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Edwin Argueta and Senia Sosa, 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 37, as shown on the map entitled Phase Two, Berkeley Hall, Phase Five - Section of Hickory Highlands P.U.D., of record in Instrument Number 20070621-0074238, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate.

Being part of the same property conveyed to AL SISI CONSTRUCTIONS, INC., A TENNESSEE CORPORATION from FORTUNA PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Warranty Deed on April 4, 2014, of record in Instrument Number 20140409-0029583, 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 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20070621-0074238, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20061631-0135165; 20070509-0055919 and 20140520-0043176, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 1207, Page 530 and Instrument Number 20040303-0023979, Register's Office for Davidson County, Tennessee.

This is improved property known as: **724 Frodo Lane, 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 January 29, 2016.

Al Sisi Construction Inc.

Samuel Riyad, President
By: Samuel Riyad, President

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Samuel Riyad with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Al Sisi Construction, Inc.., the within named bargainor, a corporation, and that as such authorized agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Al Sisi Construction, Inc. as President.

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

Notary Public

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066