BILL GARRETT, Davidson County
Trans:T20160027412 DEEDWARR
Recvd: 04/05/16 10:12 2 pgs
Fees:13.00 Taxes:362.60
20160405-0032349

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is 98,000.00

Affiant

Subscribed and sworn to before me, this ~~1st~~ 4th day of ~~March~~ April 2016.

Notary Public

My commission expires: 12.18.17

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ernie Valles	**HOME POINT FINANCIAL CORP.**	**10705003100**
707 Elissa Drive		
Nashville, TN 37217		

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 ACKNOWLEDGE, WE,

Gerges A. Ezat and Sabah Hamdy, husband and wife

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

Ernie Valles, an unmarried man

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 No. 121 on the Plan of Bel-Air, Section One, of record in Plat Book 2900, page 28, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 121 fronts 65 feet on the Northwesterly margin of Elissa Drive and extends back 140 feet more or
less on the Northwesterly line and 146 feet more or less on the Southeasterly line to the rear line which represents the center line of a creek and measures 65 feet thereon.

Being the same property conveyed to Gerges A. Ezat from Marlene E. Key, unmarried, by Warranty Deed dated November 16, 2012 and of record at Instrument No. 20121127-0108700, Register's Office for Davidson County, Tennessee.

Sabah Hamdy is executing this instrument for the purpose of conveying his/her marital rights in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 707 Elissa Drive, Nashville, TN 37217.

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 we do covenant with the said GRANTEES that we 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 31st day of March, 2016.

GERGES A EZAT
Gerges A. Ezat

SABAH HAMDY
Sabah Hamdy

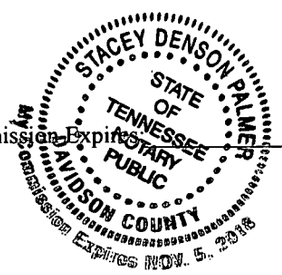
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Gerges A. Ezat and Sabah Hamdy, the within named Grantor(s), 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, at office, this 31st day of March, 2016.

Stacey Denson Palmer
Notary Public

My Commission Expires:



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

STU-37129-0293