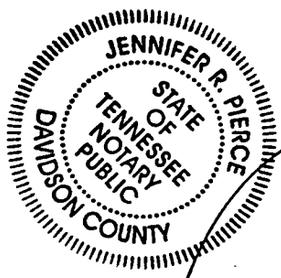
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$157,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 28th day of March, 2016

Notary Public
My Commission expires 11-6-17
(Affix Seal)

Davidson County DEEDWARR
Recvd: 04/07/16 08:51 2 pgs
Fees:13.00 Taxes:580.90
20160407-0033232

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:
Boktor F. Shershar	U.S. Bank National Association	164-08-0A-099.00CO
1145 Lakewalk Drive	221 W. Cherry Street	
Antioch, TN 37013	Nevada, MO 64772	

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, **Awad K. Awad n/k/a Mohep Awad and wife, Shadia Khalil,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Boktor F. Shershar and Mariam Fayek, 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 No. 58 on the Final Plat of Hallmark, Section Two of record in Instrument Number 20070308-0028982, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Awad K. Awad and wife, Shadia Khalil from Jerry Butler Builders, LLC, by Warranty Deed on January 7, 2010, of record in Instrument Number 20100112-0002799, 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 20070308-0028982, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20051116-0138367, Register's Office for Davidson County, Tennessee.
- Charter of Hallmark Homeowner's Association, Inc., of record in Instrument Number 20060224-0021895, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 4706, Page 227; Instrument Numbers 20030519-0067720 and 20080709-0070603, 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: **1145 Lakewalk Drive, 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 March 28, 2016.

Mohep AWAD
Mohep Awad

Shadia Khalil
Shadia Khalil

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Mohep **Awad and Shadia Khalil** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 28, 2016

My commission expires 11-6-17

Notary Public

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.