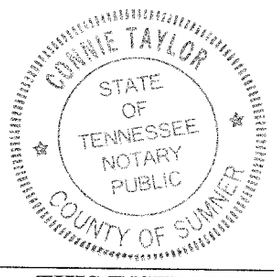
Davidson County DEEDWARR
Recvd: 07/26/16 16:18 3 pgs
Fees:18.00 Taxes:728.90
20160726-0076969

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$197,000.00.**

Natalie Ray
Affiant

Subscribed and sworn to before me, this the 15th day of July, 2016.

Notary Public

My commission expires: 11/5/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Atef A. Abdelmasih **Thanaa Abdelmalak**	New Owner	**Map 149-13-0 Parcel 094.00**
912 Chadfield Court		
Antioch, Tennessee 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Luis A. Galarza, Sr., a single man

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

Atef A. Abdelmasih and Thanaa Abdelmalak , 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 No. 100 on the Plan of Chadfield, Section One, of record in Plat Book 9700, Page 836, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Luis A. Galarza, Sr. and Haydee Rodriguez, by Deed dated October 14, 2005 from Centex Home Equity Company, Inc., of record in Instrument No. 20051110-0136331, Register's Office for Davidson County, Tennessee and conveyed further by Quitclaim Deed dated October 28, 2009, from Haydee Rodriguez to Luis A. Galarza, Sr., of record in Instrument No. 20091102-0100766, said Register's Office.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record in Book 7900, Page 836, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions of Chadfield Homeowners Association, Inc., of record in Book 9540, Page 634, Register's Office for Davidson County, Tennessee. 3) By-Laws of Chadfield Homeowners Association, Inc. of record in Book 9540, Page 673, Register's Office for Davidson County, Tennessee. 4) Charter of Chadfield Homeowners Association, Inc. of record in Book 9540, Page 629, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **912 Chadfield Court, Antioch, Tennessee 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 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 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 14th day of July, 2016.

Luis A. Galarza, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Luis A. Galarza, Sr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 2016.

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017