(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160069188 DEEDWARR
Recvd: 08/10/16 10:06 3 pgs
Fees: 18.00 Taxes: 1146.63

20160810-0083112

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $309,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF JULY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/1/19

TERRY L. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2105N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ignacio Lopez	First Nat'l Bank Amer.	163-02-0B-083.00-CO
604 Samwise Ln	P.O. Box 980	
Antioch, TN 37013-2595	E. Lansing, MI 48826	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

AL SISI CONSTRUCTIONS, INC.,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IGNACIO LOPEZ, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 33 on the Plan of Phase Two, Berkeley Hall, Phase Five-Section One of Hickory Highlands P.U.D. of record in Plat at Instrument No. 20070621-0074238, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Al Sisi Constructions, Inc., a Tennessee Corporation by Warranty deed from Fortuna Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140409-0029583 Register's Office for Davidson County, Tennessee, dated April 04, 2014 and recorded on April 09, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 13 as corrected in Book 6254, Page 487 and as Instrument Number 20070621-0074238, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 562, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8301, Page 745; Book 10421, Page 239; Instrument Number 20061031-0135165; and Instrument Number 20140520-0043176 and Instrument No. 20070509-0055919, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement for right-of-way of Moss Road of record in Book 1784, Page 300, in the Register's Office for Davidson County, Tennessee.

Easement and right-of-way to American Telephone and Telegraph Company of record in Book 1207, Page 530, in the Register's Office for Davidson County, Tennessee.

Easement of Ingress and Egress of record in Book 8883, Page 678, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7031, Page 51; Book 7453, Page 445; Book 7453, Page 460; and Book 7775, Page 361, in the Register's Office for Davidson County, Tennessee.

Joint Access Easement Agreement of record in Book 7465, Page 739 and in Book 7466, Page 746, and Easement Modification Agreement of record in Book 7666, Page 151, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Book 7666, Page 156, in the Register's Office for Davidson County, Tennessee.

Drainage Easement of record in Book 7465, Page 756, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6254, Page 487 and in Book 7632, Page 962, in the Register's Office for Davidson County, Tennessee.

Fence Encroachment Easement of record in Book 7761, Page 222, in the Register's Office for Davidson County, Tennessee.

Grant of Anchor Easement of record in Book 10319, Page 987, in the Register's Office for Davidson County, Tennessee.

Gas Line Easement of record in Book 2203, Page 575; Book 2875, Page 299 and assigned of record in Book 4457, Page 377, in the Register's Office for Davidson County, Tennessee.

Easement right-of-way of record in Book 2105, Page 428 and in Book 2740, Page 188, in the Register's Office for Davidson County, Tennessee.

Joint Use Easement of record in Book 6196, Page 135, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 1784, Page 300, in the Register's Office for Davidson County, Tennessee.

Easement in favor of American Telephone and Telegraph Company of Tennessee of record in Book 1207, Page 530, in the Register's Office for Davidson County, Tennessee.

Deed Conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 7597, Page 679, in the Register's Office for Davidson County, Tennessee.

Nashville Electric Service Anchor Easement of record in Book 10319, Page 987, in the Register's Office for Davidson County, Tennessee.

Option Agreement of record in Book 8240, Page 649, in the Register's Office for Davidson County, Tennessee.

Registration of Instrument of record in Book 8150, Page 866, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20040303-0023979, in the Register's Office for DavidsonCounty, Tennessee.

Conveyance of Common Area of record in Instrument Number 20090623-0058289, in the Register's Office for DavidsonCounty, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 604 Samwise Ln, Antioch, TN 37013-2595

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 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 hand on the 8th day of July, 2016.

Al Sisi Constructions, Inc.,

BY: _____

Samuel Riyad

President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

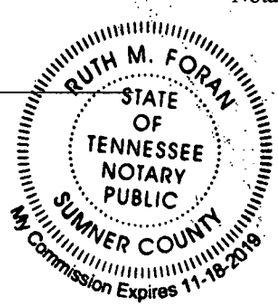
Personally appeared before me, a Notary Public of said County and State, SAMUEL RIYAD, as President of AL SISI CONSTRUCTIONS, INC.,, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of July, 2016.

_____

Notary Public

My Commission Expires: _____



File #: 16-2105N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027