This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 165130A11300CO

Davidson County DEEDWARR
Recvd: 08/12/16 08:56 2 pgs
Fees:13.00 Taxes:555.00
20160812-0083962

NAME & ADDRESS OF NEW OWNER:
Laila Soliman and Mena Anees
300 Amberwine Ct
Antioch, TN 37013

SEND TAX BILLS TO:
US Bank
7601 Penn Ave S. Ste A1
Richfield, MN 55423

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **LOUIS WADE AND BETTY WADE** Grantors have this day bargained and sold and do hereby transfer and convey unto **MINA ANEES, an unmarried ~~woman~~ man and LAILA SOLIMA, a married woman,** Grantees, their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 475 on the Plan of Peppertree Forest, Section 9, as of record in Book 7900, page 760, as revised in Book 6050, page 575, of the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Louis Wade and wife, Betty Wade, by Warranty Deed from J.H. Love and Norma Love, dated June 26, 2003, appearing of record in Instrument No. 20031014-0151903, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Any and matters as shown on said Plan of Record in Book 7900, page 760 as revised in Book 6050, page 575 in the Register's Office of Davidson County, Tennessee.; Charter for Peppertree Forest Homeowners' Association, Inc. of record in Book 8757, Page 639 in the Register's Office of Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Peppertree Forest Subdivision of record in Book 8757, Page 607, amended in Book 9004, Page 514 and in Book 9157, Page 711 and Book 9287, Page 698 , all of the Register's Office of 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.; By-Laws of Peppertree Forest, of record in Book 8757, page 623, Register's Office for Davidson County, Tennessee.;

This is improved property known as 300 Amberwine Ct, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 8th day of August, 2016.

[Space Below This Line For Recording Data]

Louis Wade

Betty Wade

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Louis Wade and Betty Wade, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 8th day of August, 2016.

NOTARY PUBLIC

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 4-20-20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 8th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-17

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.