This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 08/18/16 16:00 2 pgs
Fees:13.00 Taxes:666.74
20160818-0086607

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of August, 2016, by and between William F. Sanders, IV, party of the first part, and Gerges Kerolos, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 272, of Phase One of Villages of Long Hunter, Planned Unit Development, as shown by plat of record in Plat Book 20000207-0012630, and Supplemented and Amended in Instrument No. 20010123-0006894, of the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being all or part of the same property conveyed to William F. Sanders, IV, unmarried by virtue of that certain Warranty Deed dated July 30, 2007, at Instrument No. 20070802-0092226 in the Register's Office of Davidson County, Tennessee.

Seller warrants that this property is not his primary residence, and has been used for investment purposes only.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable, all matters of record at Instrument No. 20000207-0012630 and Instrument 20010123-0006894, and any Restrictions or Easements of record in said Register's Office; and I do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

William F Sanders, IV

STATE OF CA
COUNTY OF ALAMEDA

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, William F Sanders, IV, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of August, 2016.

Notary Public

My Commission Expires: APRIL 25th 2018

HARPAL SAHI
Commission # 2062737
Notary Public - California
Alameda County
My Comm. Expires Apr 25, 2018

Property Owner & Address:	Gerges Kerolos 812 Winchester Close Antioch, TN 37013
Tax Parcel No	151100A05500CO
Property Address:	812 Winchester Close Antioch, TN 37013
MAIL TAX BILLS TO:	Owner at Property Address

STATE OF CA
COUNTY OF ALAMEDA

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $180,200.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 16th day of August, 2016.

Notary Public

My Commission Expires: April 25th 2018

HARPAL SAHI
Commission # 2062737
Notary Public - California
Alameda County
My Comm. Expires Apr 25, 2018

Certificate of Authenticity

I, ASHLEE D PAGE, 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, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019