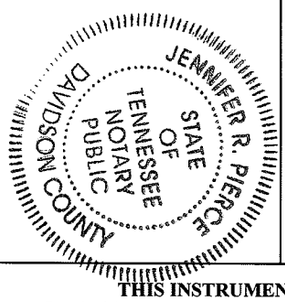
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $204,500.00

LuAnn Maloney
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-6-17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2346B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ossama Ghobrial	Wells Fargo	174-11-0A-375.00-CO
2541 Kanlow Drive	101 N. Phillips Ave	
Antioch, TN 37013-3951	Sioux Falls, SD 57104	

Davidson County DEEDWARR
Recvd: 08/24/16 08:12 3 pgs
Fees:18.00 Taxes:756.65
20160824-0088317

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,

BROADWAY INVESTMENT GROUP CO., A TENNESSEE CORPORATION

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

OSSAMA GHOBRIAL AND ERENT GIRGIS, HUSBAND AND WIFE

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. 292 on the Plan of Final Plat of Cane Ridge Farms, Phase VI, Section 1 of record in Plat at Instrument No. 20050209-0015098, 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 the same property conveyed to Lisa M. Sherden and husband, Vernon D. Sherden by Warranty deed from Signature Partners, LLC of record in Instrument No. 20051107-0134841, Register's Office for Davidson County, Tennessee, dated November 01, 2005 and recorded on November 07, 2005.

Being the same property conveyed to Broadway Investment Group Co., by Substitute Trustee's deed from Priority Trustee Services of TN, LLC, Trustee of record in Instrument No. 20160624-0064726 Register's Office for Davidson County, Tennessee, dated April 18, 2016 and recorded on June 24, 2016.

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 Instrument No. 20050209-0015098, 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 Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848 and Instrument No. 20100526-0040558, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument No. 20000905-0087103, in the Register's Office for Davidson County, Tennessee.

Charter of Cane Ridge Farms Homeowner's Association, Inc. of record in Instrument No. 20010816-0088852 and amended in Instrument No. 20010815-0088360, in the Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas of record in Instrument No. 20010815-0088361, in the Register's Office for Davidson County, Tennessee.

Easement(s) of record in Instrument No. 20020123-0009340 and Instrument No. 20060607-0067535, in the Register's Office for Davidson County, Tennessee.

Easement(s) of record in Book 4420, Page 36, Book 4428, Page 565 and Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.

Rule regarding working capital contribution of record in Instrument Number 20160601-0055259, 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 2541 Kanlow Drive, Antioch, TN 37013-3951

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 19th day of August, 2016.

Broadway Investment Group Co.,

BY: _____

Mark LePera, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, MARK LEPERA, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Broadway Investment Group Co., and is authorized by said corporation to execute this instrument on its behalf

Witness my hand and official seal, this 19th day of August, 2016.

_____

Notary Public

My Commission Expires: 1-26-17

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 16-2346B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

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, Carl E. Dunphy, II, 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: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE