Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16088955** Chapman and Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $178,000.00. Beshoy Henen Affiant Subscribed and sworn to before me, this 15th day of September, 2016. Benjamin Douglas Fauber Notary Public My Commission Expires: 6-30-2020

BENJAMIN DOUGLAS FAUBER
COMMONWEALTH OF VIRGINIA
REG. NO. 7685444 EXP. 06-30-2020
NOTARY PUBLIC

WARRANTY DEED

Address New Owner: Saber Hanna 1006 Saddle Wood Dr. Mt. Juliet, TN 37122	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 151-09-0-A-106.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beshoy Henen, a married person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Saber Hanna, a married man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Phase 1, Section 1, Long Hunter Chase, a Planned Unit Development, of record in Plat Book 7900, Pages 829 through 831, 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 Beshoy Henen, a married person by Special Warranty deed from Deutsche Bank National Trust Company, as Indenture Trustee for the New Century Home Equity Loan Trust 2004-2, of record in Instrument No. 20120703-0058492, Register's Office for Davidson County, Tennessee, dated April 27, 2012 and recorded on July 03, 2012.

Hanan Hanna joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Beshoy Henen.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 7900, Page (s) 829 through 831, inclusive, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto, of record in Book 9430, Page 251, Book 9534, Page 938 and Book 9534, Page 942, 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

BILL GARRETT, Davidson County
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Fees:13.00 Taxes:658.60
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exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Long Hunter Chase Homeowners Association, Inc. of record in Book 9433, Page 953, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas conveyance of record in Book 9649, Page 764, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 9988, Page 946 and Book 9988, Page 950, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 6533 Arvington Way Antioch TN 37013-1126

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 15th day of September, 2016.

Beshoy Henen
Beshoy Henen

Hanan Hanna
Hanan Hanna

STATE OF Virginia)
COUNTY OF Chesterfield

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beshoy Henen and Hanan Hanna, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2016.

Benjamin Douglas Fauber
Notary Public
My Commission Expires: 6-30-2020

