WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/28/16 10:32 2 pgs
Fees:13.00 Taxes:795.50
20161028-0113994

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$215,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 25 day of October, 2016

Notary Public
My Commission expires: 5-24-17

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Milad Salah	SAME	150-14-0B-022.00CO
4544 Hamilton Lane		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Essam N. Attalla and Sara Kolita, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Milad Salah and Wessam M. Gobrial, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 38, on the Final Plat, Hamilton Church Subdivision, Phase 1, of record in Instrument Number 20070216-0019954, and corrected by Surveyor's Certificate of Correction of record in Instrument Number 20070216-0019954, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Essam N. Attalla and Sara Kolita, husband and wife from Envision Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed on December 16, 2014, of record in Instrument Number 20141219-0116142, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $1,641.57 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 150-14-0B-022.00CO, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Instrument Number 20050831-0104380, Surveyor's Certificate of Correction in Instrument Number 20070216-0019954, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20030822-0122292, as amended in Instrument Number 20070329-0037535, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record In Instrument Number 20040608-0067336, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **4544 Hamilton Lane, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 25, 2016.

Essam ATTALLA
Essam Attalla

Sara Kolita
Sara Kolita

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Essam N. Attalla and Sara Kolita, husband and wife** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 25, 2016

My commission expires 5-24-17

Julie Coone
Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN

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.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN