THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203
File No. M165341

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165341

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,475.00

NABIL ABDALALK
Affiant

Subscribed and sworn to before me, this the 31st day of OCTOBER, 2016.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3-7-17 My Commission Expires MAR. 7, 2017

BILL GARRETT, Davidson County
Trans:T20160097322 DEEDWARR
Recvd: 11/03/16 10:02 2 pgs
Fees:13.00 Taxes:963.76
20161103-0116343

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Nabil Abdelmalak and Eman Wasef<br>2209 Shorewood Path<br>Antioch, TN 37013 | US BANK Home Mortgage<br>7601 Penn Avenue S, Ste A1<br>Richfield MN, 55423 | 164-10-0A-341.00-CO |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Capitol Homes, Inc., a Tennessee Corporation**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nabil Abdelmalak and Eman Wasef, husband and wife**, hereinafter called the Grantees, 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. 297, on the Final Plat of Village 6, Summerfield Subdivision, as of record in Instrument No. 20060928-0120376, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lots.**

**Being a portion of the property conveyed to Capitol Homes, Inc., a Tennessee corporation by Warranty Deed from Tenn.Contractors, Inc., a Tennessee corporation, dated March 2, 2016, recorded March 8, 2016, of record in Instrument No. 20160308-0022126, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Tenn. Contractors, Inc., a Tennessee corporation by Warranty Deed from Summerfield Development, LLC, a Tennessee limited liability company, dated December 16, 2005, recorded December 19, 2005, of record in Instrument No. 20051219-0152113, Register's Office for Davidson County, Tennessee.**

This is ☒ Improved OR ☐ Unimproved property located at: **2209 Shorewood Path, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2016 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and (6. other matters of public record.

**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, their heirs and assigns forever; and we do covenant with 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 is 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 31st day of OCTOBER, 2016.

**Capitol Homes, Inc., a Tennessee Corporation**

Larry J. Hasty

**By: Larry J. Hasty**
**Its: Authorized Signor**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Larry J. Hasty**, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the **Authorized Signor** of **Capitol Homes, Inc., a Tennessee Corporation**, the within named bargainor, **a Tennessee Corporation**, and that he as such **Authorized Signor**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the **Capitol Homes, Inc., a Tennessee Corporation**, by the said **Larry J. Hasty** as its **Authorized Signor**.

WITNESS my hand and seal at office this **31st** day of **OCTOBER, 2016**.

Notary Public

My Commission expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017