Davidson County DEEDWARR Recvd: 11/07/16 15:12 3 pgs Fees:18.00 Taxes:769.60 **20161107-0117911**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $208,000.00 Affiant Subscribed and sworn to before me, this 31st day of October, 2016. Notary Public My commission expires: 11-5-18

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Osama R. Farag **Naglaa L. Kades**	**U.S. Bank National Association**	**150160A01200CO**
2749 Windcrest Trail	**7601 Penn Ave. S, Suite A1**	
Antioch, TN 37013	**Richfield, MN 55423**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ruben Barajas Madrigal and wife, Maria Madrigal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Osama R. Farag and Naglaa L. Kades

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. 22 on the Final Plat of Windhaven Shores, Section One of record in Instrument No. 20030219-0021779, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ruben Barajas Madrigal and wife, Maria Madrigal, from Classic Homes BOS, LP, by Warranty Deed dated September 30, 2005 of record in Instrument No. 20051005-0120295, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2749 Windcrest Trail, Antioch, TN 37013.

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 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/our hand(s) this 28th day of October, 2016.

Ruben Barajas Madrigal by his attorney in fact, Ruby Flores

Ruben Barajas Madrigal by his attorney in fact, Ruby Flores

Maria Madrigal by her attorney in fact Ruby Flores

Maria Madrigal, by her attorney in fact, Ruby Flores

STATE OF ILLINOIS

COUNTY OF COOK

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ruby Flores** to me known to be the person who executed the foregoing instrument in behalf of Ruben Barajas Madrigal and Maria Madrigal as **their** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said Ruby Flores.

Witness my hand, at office, this 28th day of October, 2016.

MARIA E LOPEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 17, 2020

Maria E. Lopez

Notary Public

My Commission Expires: 7-17-20

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY