WARRANTY DEED

BILL GARRETT, Davidson County

Trans:T20160111821 DEEDWARR
Recvd: 12/20/16 10:03 2 pgs
Fees:13.00 Taxes:791.80

20161220-0133472

Y-VRES-16-4309-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00.

Sammy Rifaat Bedawi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sammy Rifaat Bedawi	**American Finance House, LARIBA**	
(NAME)	(NAME)	
4309 Cambridge Drive	**15141 E. Whittier Boulevard, Suite 400**	**151-09-0A-003.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-1132	**Whittier, CA 90603**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **RAYMOND VITELLI AND SPOUSE, JOSEPH HANCOCK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMMY RIFAAT BEDAWI, A MARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Plan of Final Plat Long Hunter Chase, a Residential Planned Unit Development, Phase 1, Section III of record in Plat Book 9700, Page 958, 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 Raymond Vitelli by Warranty deed from D. E. R. Construction, Inc., a Tennessee corporation of record in Instrument No. 20010103-0000784 Register's Office for Davidson County, Tennessee, dated December 21, 2000 and recorded on January 03, 2001.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 958, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9430, Page 251, amended in Book 9534, Page 938, Book 9534, Page 942, Book 9649, Page 746 and Instrument No. 20010514-0049630, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9430, Page 279, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 9433, Page 953, in the Register's Office for Davidson County, Tennessee.
- Deed Conveyance of Common Area of record in Instrument Number 20030820-0120927, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4309 Cambridge Drive, Antioch, Tennessee 37013-1132**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF DECEMBER, 2016.

Raymond Vitelli

Joseph Hancock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAYMOND VITELLI AND SPOUSE, JOSEPH HANCOCK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of December, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212