Davidson County	DEEDWARR
Recvd: 12/21/16 08:13	3 pgs
Fees:18.00 Taxes:703.00	
20161221-0133849	

MARISSA CRAWGHT
Notary Public, State of Nevada
Appointment No. 15-1570-1
My Appt. Expires May 11, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 19th day of December, 2016.

Notary Public

My commission expires: May-11 2019

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ashraf M. Mansour **Mariam Abdelshaheed**	**New Owner**	**148080A00500CO**
233 Aldwych Way	233 Aldwych Way	
Antioch, TN 37013	Antioch, TN, 37013	

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,

Marcos Santander, an unmarried person

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

Ashraf M. Mansour and Mariam Abdelshaheed, 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. 5 on the Plan of Quiet Creek, Phase 1, of record in Instrument No. 20020628-0078282, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Marcos Santander, an unmarried person, from Capitol Homes Inc., by Warranty Deed dated June 6, 2003, of record in Instrument No. 20030625-0087101, 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 233 Aldwych Way, 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 16 day of December, 2016.

Marcos Santander

STATE OF NEVADA
COUNTY OF Clark

Personally appeared before me, a Notary Public of said County and State, Marcos Santander, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of December, 2016.

Notary Public

My Commission Expires: May 11 2019

MARISSA CRAWGHT
Notary Public, State of Nevada
Appointment No. 15-1570-1
My Appt. Expires May 11, 2019

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: 5-27-2019
Notary' Seal (if on paper)

