WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/17 10:39 3 pgs
Fees:18.00 Taxes:662.30
20170126-0008514

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$179,000.00.**

Affiant

Subscribed and sworn to before me this 26th day of January, 2017

Notary Public

My Commission expires: 11-6-17

(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:
TRANS AM SFE II, LLC	TRANS AM SFE II, LLC	Map 182-06-0A Parcel 187.00 CO
5001 Plaza On The Lake, #200	8300 N. Mopac Expressway, #200	
Austin, TX 78746	Austin TX 78759	

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, **Emad Basta and Kout El Koulb A. Nassif, husband and wife, Note: Kout El Koulb A. Nassif n/k/a Abear Ayad Nassif** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **TRANS AM SFE II, LLC**, it's successors 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. 177 on the Plan of Old Hickory Hills, Phase Two - Section Three of record in Instrument No. 20040420-0044507 and corrected by Instrument No. 20041021-0126628, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Emad Basta and Kout El Koulb A. Nassif, husband and wife, by Warranty Deed from Bella Spring and John C. Spring, Husband and wife, dated June 15, 2010 of record in Instrument Number 20100628-0050388, 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 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Numbers 20040420-0044507 and 20041021-0126628, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20020116-0006750, Register's Office for Davidson County, Tennessee.
- Sewer and Drainage Easement to Metro of record in Instrument Number 20001030-0107214, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20010306-0021333 and Instrument Number 20030226-0025749, Register's Office for Davidson County, Tennessee.
- Easement to United Telephone Company of record in Instrument Number 20020123-0009339, Register's Office for Davidson County, Tennessee.
- Easement of ingress and egress to cemetery of record in Instrument Number 20000203-0011193, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8240 Ramstone Way, 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 January 19th, 2017.

Emad Basta

Abear Nassif

Abear Ayad Nassif

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Emad Basta and Abear Ayad Nassif** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 19th, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Timothy D. Wardlow, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, R. Alan Alsobrook, a notary public for this county and state, Timothy D. Wardlow 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: 3/19/19

Notary's Seal (If on paper)

