WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/27/17 16:03 2 pgs
Fees:13.00 Taxes:795.46
20170127-0009287

JULIE COONS
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,
$214,990.00.

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 27 day of January, 2017.

Julie Coons
Notary Public
My Commission expires: 5-24-2020
(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:
Hany S Abdalla	Pinnacle Bank	164080C08000CO
3729 Grace Falls Drive	150 3rd Avenue South, Suite 900	
Antioch, TN 37013	Nashville, Tn 37201	

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, **Lake Forest Homes, Inc. a Tennessee Corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hany S. Abdalla and Magda Hanna, husband and wife,** their heirs 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. 34 on the Plan of the Final Plat Section Two Hamilton Chase "Cluster Lot Subdivision" of record in Instrument Number 20060807-0096557, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20070723-0087046, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lake Forest Homes, Inc by Quitclaim Deed from Nir Homes, Inc., dated September 9, 2016 of record in Instrument Number 20170127-0009286 **, Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to NIR Homes, Inc. dated December 27, 2013 of record in Instrument Number 20140108-0002117, 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 Number 20060807-0096557, as corrected in Instrument Number 20070723-0087046, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20060914-0113689, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Instrument Numbers 20051031-0131315 and 20050728-0087946, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3729 Grace Falls Drive, Antioch, TN 3729**

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 25, 2017.

Lake Forest Homes, Inc., a Tennessee corporation

By: Tomer Minuskin, President

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tomer Minuskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Lake Forest Homes, Inc., the within named bargainor, a corporation, and that as President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Lake Forest Homes, Inc. as President.

Witness my hand, at office, this 25th day of January, 2017.

Notary Public My commission expires: 1-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.