This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd, Ste. 100
Nashville, Tennessee 37215

MAP/GROUP/PARCEL 164080C02900CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Michael Wahba
716 Pin Oak Drive
Antioch, TN 37013

SEND TAX BILLS TO:
U.S Bank, NA
P.O. Box 20005
Owensboro, KY 42304-0005

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **CORTNEY LAMAR MCKIBBEN AND WIFE, KEEVA MICHELLE MCKIBBEN** Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MICHAEL WAHBA, A SINGLE MAN,** Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Being Lot No. 125, on the plan of Final Plat, Section One, Hamilton Chase, as the same appears of record in Instrument No. 20051025-0128977, Corrected at Instrument No. 20051031-0131297 and 20051031-0131368, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Cortney Lamar McKibben, unmarried, from Greenvale Construction, LLC, a Tennessee limited liability company, by Warranty Deed dated 05/13/2008 and recorded in Instrument No. 20080521-0051970, Register's Office for Davidson County, Tennessee. The said Cortney Lamar McKibben having since married.

THIS CONVEYANCE IS SUBJECT TO:

; Subject to all matters shown on the Plan of record in Instrument No. 20051025-0128977, Register's Office for Davidson County, Tennessee.; Sewer Easement of record in Instrument No. 20040416-0043248, Register's Office for Davidson County, Tennessee.; Stormwater Detention of record in Instrument No. 20040102-0000420, Register's Office for Davidson County, Tennessee.; Surveyor's Certificate of Correction of record in Instrument No. 20051031-0131368 and in Instrument No. 20051031-0131297, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaratoin of Covenants, Conditions and Restrictions and By-Laws of Hamilton Chase Subdivision of record in Instrument No. 20050728-0087946 and No. 200510031-0131315, all of the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.; Subject to lien for special assessments as contained in the Declaration of Covenants, Conditions and Restrictions.

This is improved property known as 716 Pin Oak Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties..

BILL GARRETT, Davidson County
Trans:T20170010191 DEEDWARR
Recvd: 02/03/17 08:46 2 pgs
Fees:13.00 Taxes:858.40
20170203-0011562

---------- [Space Below This Line For Recording Data] ----------

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), His heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 30th day of January, 2017.

Cortney Lamar McKibben

Keeva Michelle McKibben

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Cortney Lamar McKibben and Keeva Michelle McKibben, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 30th day of January, 2017.

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $232,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30 day of January, 2017.

ATT VIXAYVONG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC

My Commission Expires: _____

MY COMMISSION EXPIRES: 11-18-17

---------- [Space Below This Line For Recording Data] ----------