Davidson County DEEDWARR
Recvd: 03/14/17 09:31 3 pgs
Fees:18.00 Taxes:962.00
20170314-0024806

WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF MARCH, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-10-17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3016B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Ahmed Alkrawae	United Wholesale Mtg.	149-15-0A-433.00-CO
1761 Bridgecrest Dr.	100 E. Maple Rd.	
Antioch, TN 37013	Troy, MI 48083	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

FREDY TORRES

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AHMED ALKRAWAE AND HUBA AL HASSAN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 147 on the Plan of Phase Six, Cambridge Forest, R15 Residential PUD of record in Plat at Instrument No. 20070430-0051165, 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 a portion of the same property conveyed to RL REGI-TN GVC, LLC by Substitute Co-Trustees' deed from Robert P. McDaniel, Jr. and Justin T. Starling, Substitute Co-Trustee of record in Instrument No. 20120224-0016137 Register's Office for Davidson County, Tennessee, dated February 23, 2012 and recorded on February 24, 2012

Being the same property conveyed to Fredy Torres by Limited Warranty deed from RL Regi-TN GVC, LLC, a Tennessee liability company of record in Instrument No. 20150513-0043686 Register's Office for Davidson County, Tennessee, dated May 08, 2015 and recorded on May 13, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20070430-0051165, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 561, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10332, Page 1, amended in Book 10774, Page 723, Instrument Number 20021023-0130058, Instrument Number 20020221-0022797, Instrument Number 20061025-0132073 and Instrument Number 20070409-0041417, Register's Office for 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.

By-Laws of record in Instrument Number 20020221-0022798, in the Register's Office for Davidson County, Tennessee.

Dedication of Common areas to Cambridge Forest Homeowners Association, Inc. of record in Instrument Number 20030630-0090226 and in Instrument No. 20110919-0072464, in the Register's Office for Davidson County, Tennessee.

Charter for Cambridge Forest HOA of record in Book 10343, Page 769, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Book 7632, Page 962 and Book 10805, page 497, Instrument No. 20010202-0010454, and Instrument No. 20020308-0029654, in the Register's Office for Davidson County, Tennessee.

Ingress & egress easement to Morgan Cemetary of record in Book 1207, Page 529, in the Register's Office for Davidson County, Tennessee.

Indemnity agreement of record in Instrument Number 20050413-0041295, in the Register's Office for DavidsonCounty, Tennessee.

Sewer & drainage easements of record in Book 6881, Page 320, Book 7453, Page 445, Book 8795, page 158, and Instrument No. 20001228-0126570, in the Register's Office for Davidson County, Tennessee.

Agreement of record in Book 1147, Page 148, in the Register's Office for Davidson County, Tennessee.

Roadway easement agreement of record in Plat Book 3, Page 26, in the Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville of record in Instrument Number 20121114-0104688, in the Register's Office for DavidsonCounty, Tennessee.

Restrictions of record as Instrument Number 20150513-0043686 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the 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 the flow of any creeks, streams, or branches across subject property.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 1761 Bridgecrest Dr., 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 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 hand on the 6th day of March, 2017.

Fredy Torres

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, FREDY TORRES, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of March, 2017.

Notary Public

My Commission Expires: 10/24/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-3016B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

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