WARRANTY DEED

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

G-PR-17-6405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-3-21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Youssef Abdelmalak and Safaa Hanna	UNITED WHOLESALE MORTGAGE	
(NAME)	(NAME)	**176-05-0A-109.00**
6405 Wildgrove Drive	1414 E. MAPLE ROAD	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	TROY, MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **D. BRYANT MERCER, UNMARRIED, AND ALICIA M. NEWBERRY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YOUSSEF ABDELMALAK AND SAFAA HANNA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 106 on the Plan of Hickory Woods Estates, Section 'C' of record in Plat Book 6900, Page (s) 885-887, 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 the same property conveyed to D. Bryant Mercer, unmarried, and Alicia M. Newberry, unmarried by Warranty deed from Butler Construction, LLC of record in Book 10904, page 188, Register's Office for Davidson County, Tennessee, dated April 24, 1998 and recorded on April 28, 1998 and Re-recorded on May 14, 1998, in Book 10904, Page 188.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent year, a lien not yet due and payable.
- All matters shown on the Plan of record in Book 6900, pages 885-887, 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 7823, Page 857, Book 7857, page 94, rerecorded in Book 7876, page 75, corrected in Book 9616, page 470 and Book 9616, page 477, amended and restated in Book 9678, page 187, amended iN Book 9764 , page 44 and Book 11180, page 802 , Register's Office for Davidson County, Tennessee.
- By-Laws in Book 7932, page 648, Register's Office for Davidson County, Tennessee.
- Transmission Line Easement in Book 9632, page 973, Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Storm Drainage Easement in Book 9790, page 311, Register's Office for Davidson County, Tennessee.
- Grant of Anchor Easement in Book 10153, page 990, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6405 Wildgrove Drive , Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170044279 DEEDWARR
Recvd: 05/24/17 15:34 2 pgs
Fees:13.00 Taxes:814.00

20170524-0051837

Witness my/our hand(s) this the 22nd DAY OF MAY, 2017.

D. Bryant Mercer

Alicia M. Newberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of May, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of May, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212