Davidson County DEEDWARR
Recvd: 06/06/17 12:46 3 pgs
Fees:18.00 Taxes:555.00
20170606-0056530

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Mamdouh Abdelmalak
3132 Kinwood Drive
Antioch, TN 37013

SEND TAX BILL TO:
SWBC Mortgage Corp
9311 San Pedro #100
San Antonio, TX 78216

MAP/PARCEL 150-09-0-183.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elsa Trujillo-Nunez, a single woman hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Mamdouh Abdelmalak and Mariam Ishak Ghattas, Husband and wife, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Revised Subdivision Plan for Phase II, Forest View Park, Section V, Lots 107 thru 116 of record in Plat Book 6200, Page 337, 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 Elsa Trujillo-Nunez, a single female by Warranty deed from Thomas S. Cross and Martha A. Cross, Trustee of the Cross Trust, a Revocable Trust dated and August 16, 2002 of record in Instrument No. 20141112-0104515 Register's Office for Davidson County, Tennessee, dated November 07, 2014 and recorded on November 12, 2014

This is improved property known as: **3132 Kinwood Drive, Antioch, Tennessee 37013**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 5th day of May, 2017.

WITNESS MY HAND on this the 5th day of May, 2017

Elsa Trujillo-Nunez.
Elsa Trujillo-Nunez

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Elsa Trujillo-Nunez,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 5th day of May, 2017.

Beverly J. Heatherly
NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me this the 5th day of May, 2017.

NOTARY PUBLIC

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 11/5/2019

File No: 170234

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017