WARRANTY DEED

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

Stephanie Doné
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF JUNE, 2017.

Melissa Jansen
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-8-2021

MELISSA JANSEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2021

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3640N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ahmed Mohamed and Lul Mohamed	NEW OWNERS	176-01-0B-001.00-CO
205 Maxwell Place		
Antioch, TN 37013		

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,

SALIB TADROS AND MARTINA BESHARA, BOTH MARRIED

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

AHMED MOHAMED AND LUL MOHAMED, JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

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. 101 on the Plan of Maxwell Place P. U. D. of record in Plat at Instrument No. 20050418-0042714 and Surveyor's Certificate of Correction in Instrument No.20050614-0067855 and Notice of Acceptance of Public Infrastructure in Instrument No. 20131104-0114137, 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 Salib Tadros and Martina Beshara, both married by Special Warranty deed from Buck Model Investments, LLC, a Delaware Limited Liability Company of record in Instrument No. 20080902-0089855 Register's Office for Davidson County, Tennessee, dated July 31, 2008 and recorded on September 02, 2008.

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 20050418-0042714 and Surveyor's Certificate of Correction in Instrument No.20050614-0067855 and Notice of Acceptance of Public Infrastructure in Instrument No. 20131104-0114137, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060301-0023937, Register's Office for Davidson County, Tennessee.

Charter for Maxwell Place Homeowner's Association of record in Instrument Number 20060309-0027699, in the Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Instrument Number 20060301-0023936, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20050322-0030977, in the Register's Office for Davidson County, Tennessee.

Agreement for Right of Way of record in Book 40463, Page 299, in the Register's Office for Davidson County, Tennessee.

Easement to Tennessee Power Co. of record in Book 86, Page 429, in the Register's Office for Davidson County, Tennessee.

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

This is property known as 205 Maxwell Place, Antioch, TN 37013

BILL GARRETT, Davidson County
Trans: T20170051116 DEEDWARR
Recvd: 06/15/17 09:49 2 pgs
Fees: 13.00 Taxes: 962.00
20170615-0060076

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 12th day of June, 2017.

Salib Tadros

Martina Beshara

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SALIB TADROS AND MARTINA BESHARA, 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 12th day of June, 2017.

Notary Public

My Commission Expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 17-3640N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027