Davidson County DEEDWARR
Recvd: 06/29/17 09:57 2 pgs
Fees:13.00 Taxes:588.30
20170629-0065411

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of June, 2017, by and between Melisa A. Castillo and Vilma P. David Martinez, Husband and Wife, party of the first part, and Hosny Saied, & and wife Mariam W. Esraveel, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Lakewood Village, Section Two, of record in Instrument NO. 20000215-0015148, Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Vilma P. David Martinez and Melisa A. Castillo by virtue of that certain Warranty Deed dated July 10, 2003, and being of record at Instrument No. 20030725-0104290 in the Register's Office of Davidson County, Tennessee.

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), his 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; 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), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Melisa A. Castillo

Melisa A. Castillo

Vilma P. David Martinez

Vilma P. David Martinez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Melisa A. Castillo and Vilma P. David Martinez, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of June, 2017.

Ashlee D. Page

Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Property Owner & Address:	Hosny Saied and Mariam W Esraveel 1852 Lakewood Village Drive Antioch, TN 37013
Tax Parcel No	165090A04100CO
Property Address:	1852 Lakewood Village Dr. Antioch, TN 37013
MAIL TAX BILLS TO:	Owners at Property Address
Firm File #:	F20170611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $159,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Hosny Saied
AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of June, 2017.

Ashlee D Page
Notary Public

My Commission Expires: 9-1018

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019