WARRANTY DEED

Return TO:

Providence Title, LLC
25 Century Blvd. Suite 402
Nashville, TN 37214

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ramy Melek	Ramy Melek	150-03-0-111.00
(NAME) 3127 Justin Towne Court	(NAME) 5161 Rice Road, Apt. 48	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/26/17 11:11 2 pgs
Fees:13.00 Taxes:436.60
20170726-0075567

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT KISHA ANNETTE MARTIN, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO RAMY MELEK, A MARRIED MAN, HIS 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. 11B on the Plan of Justin Towne Section II, of record in Plat Book 5200, Page 459 and amended in Book 5200, page 535 and 536, Register's Office for said County, to which reference is made for a more complete description.

Being all of the same property conveyed to Kisha Annette Martin by Warranty Deed dated December 7, 2007 from Eddie C. Stover, married, filed of record in Instrument Number 20071214-0144003, said Register's Office for Davidson County, Tennessee.

This is improved property known as 3127 Justin Towne Court, Antioch, TN 37013.

MAP 150-030-111.00

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	3127 Justin Towne Court	Antioch	TN	37013	
		(House Number) (Street)	(P.O. Address)	(City or Town)		(Postal Zip)

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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on this the 24th day of July, 2017.

Kisha Annette Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Kisha Annette Martin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 24th day of July, 2017.

Notary Public

My Commission Expires: 01/19/21

MEREDITH L. YOKLEY
STATE OF TENNESSEE NOTARY PUBLIC
GILES 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.

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