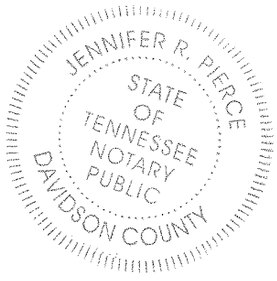
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$245,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of July, 2017.

Notary Public

My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Peter Yassa	Fairway Independent Mortgage Corp.	174-01-0A-078.00CO
1168 Shire Drive	ISAOA/ATIMA 771 Lois Drive	
Antioch, TN 37013	Sun Prairie, WI 53590	

Davidson County DEEDWARR
Recvd: 08/14/17 09:45 3 pgs
Fees:18.00 Taxes:906.50
20170814-0082911

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michel Khoury, Rami Khoury n/k/a Ryan Khoury, Rania Yousif and Joseph Khoury (Note: Rami Khoury having since had a legal name change to Ryan Khoury)** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Peter Yassa, a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being all of Lot No. One (1), on the Final Plat, Rivendell Woods, Phase I, Section II, according to plat and survey appearing of record in Instrument Number 20080829-0088935, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Michel Khoury and wife, Rami Khoury and Rania Yousif from Ole South Properties, Inc., a Tennessee Corporation by Warranty Deed on October 21, 2009, of record in Instrument Number 20091109-0103598, Register's Office for Davidson County, Tennessee. Further conveyed to Michel Khoury, Rami Khoury, Rania Khoury, Joseph Khoury and Fadi Khoury from Michel Khoury, Rami Khoury and Rania Yousif by Quitclaim Deed on December 4, 2009, of record in Instrument Number 20091208-0112139, Register's Office for Davidson County, Tennessee. Further conveyed to Michel Khoury, Rami Khoury, Rania Yousif and Joseph Khoury from Michel Khoury, Rami Khoury, Rania Khoury, Joseph Khoury and Fadi Khoury by Quitclaim Deed on October 21, 2011, of record in Instrument Number 20111104-0086135, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Instrument No. 20080829-0088935, Register's Office for Rutherford County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070607-0068416, as amended and supplemented in Instrument No. 20080722-0074876, Instrument No. 20100831-0068917, and Instrument No. 20130920-0099329, Register's Office for Rutherford County, Tennessee.
- Charter of Rivendell Homeowner's Association, Inc., of record in Instrument No. 20081031-0108933, Register's Office for Rutherford County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9487 Page 908, and Instrument No. 20070522-0061016, Register's Office for said County; Easement to Columbia Gulf Transmission Company of record in Book 4215, Page 632, Register's Office for said County; Storm Water Detention Agreement of record in Instrument No. 20031104-0161896, and Instrument No. 20070430-0050843, Register's Office for said County; Ingress and Egress Easement to Family Cemetery of record in Instrument No. 20040702-0079201, Register's Office for said County; 150' TVA Easement of record in Instrument No. 20040702-0079201, Register's Office for said County; Agreement for Dedication of Easement for Storm Drainage of record in Instrument No. 20100517-0037513, Register's Office for Rutherford County, Tennessee.

- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1168 Shire Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this July 24, 2017.

Michel Khoury

Ryan Khoury By Michel Khoury as attn in fact

~~Rami~~ Ryan **Khoury**

Rania Yousif

Joseph Khoury

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michel Khoury, ~~Rami Khoury~~, Rania Yousif and Joseph Khoury** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 24, 2017

Notary Public

My commission expires 11-9-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Michel Khoury, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Ryan Khoury, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Ryan Khoury, the bargainor(s), by the said Michel Khoury, as Attorney-in-Fact.

WITNESS my hand and seal, this 24th day of July, 2017.

_____ My Commission Expires: 11-6-17
NOTARY PUBLIC

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 5-3-2021
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.