THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170712539**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 27th day of September, 2017. Notary Public My Commission Expires:

Bill Garrett Davidson County
Batch# 7544 DEEDWARR
10/03/2017 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20171003-0101264

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carlos J Smith 425 Edencrest Court Antioch TN 37013	Owner at property address	Tax Parcel ID No. 149-15-0a-051.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samir Milek and Kamelia Makram a/k/a Kamilia Makram, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Carlos J Smith, an unmarried man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section Two, Cambridge Forest, R15 Residential P.U.D. of record in Plat Book 9700, Page (s) 672 and 673, 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 Samir Milek and Kamelia Makram, husband and wife by Warranty Deed from Marguerita Lee, married of record in Instrument No. 20151228-0129651 Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 28, 2015. The said Kamilia Makram was erroneously referred to as Kamelia Makram in prior vesting deed. Kamilia Makram and Kamelia Makram are one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 672 and 673, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10332, Page 1, amended in Book 10774, Page 723, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or

restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of record in Instrument Number 20020221-0022798, in the Register's Office for Davidson County, Tennessee.
HOA Charter of record in Book 10343, Page 769, in the Register's Office for Davidson County, Tennessee.

Easement for Sewer and Drainage of record in Book 6881, Page 320, Book 7453, Page 445 and Book 8795, Page 158, in the Register's Office for Davidson County, Tennessee.

Easement for Telephone Line of record in Book 1207, Page 529, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 11575, Page 609, in the Register's Office for Davidson County, Tennessee.

Agreement of record in Book 1147, Page 148, in the Register's Office for Davidson County, Tennessee.

Conveyance to HOA of record in Instrument Number 20030624-0086952, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 425 Edencrest Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 26th day of September, 2017.

Samir Milek
Samir Milek

Kamilia Makram
Kamilia Makram

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samir Milek and Kamilia Makram, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2017.

Notary Public
My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2019

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