WARRANTY DEED

File #17504

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2017.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Neil Lian Khup	Movement Mortgage, LLC	164080B02400CO
(NAME)	(NAME)	
1057 Lakewalk Dr	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Shehab Kamel and wife, Sahar W. Fahmy,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Neil Lian Khup, a married man,** HEREINAFTER CALLED THE GRANTEE, 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. 75, as shown on the map entitled the Final Plat of Lakewalk, Section One, of record as Instrument No. 20050128 0010429, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shehab Kamel, and wife, Sahar W. Fahmy by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States dated December 9th 2008 and recorded January 5th 2009 of record in Instrument No. 20090105-0000529 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Bill Garrett Davidson County
Batch# 8925 DEEDWARR
10/05/2017 11:26:30 AM 2 pgs
Fees: $13.00 Taxes: $847.30
20171005-0102395

unimproved ☐
This is improved ☒ property, known as 1057 Lakewalk Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 is 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 this 2nd day of October, 2017.

Shehab Kamel

Sahar W. Fahmy

Sahar W. Fahmy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Shehab Kamel and Sahar W. Fahmy, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of October, 2017.

Notary Public

My Commission Expires:

GREG FAIRBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019