# WARRANTY DEED

Bill Garrett Davidson County
Batch# 22106 DEEDWARR
11/03/2017 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20171103-0113249

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER 2017.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 6/14/2020

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**The Closing Company Title & Escrow LLC**
**8005 Church Street E, Ste 219**
**Brentwood, TN 37027**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Ezzat Khalil** | Farmington Mortgage | **150-2-121.00** |
| (NAME) | (NAME) | |
| **3142 Justin Towne Court** | 2002 Richard Jones Rd, Ste 300A | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | Nashville TN 37215 | |
| (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, **MAGIC POCKETZ HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EZZAT S. KHALIL, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County Tennessee, described as follows, to wit:

Being Lot No. 19A on the Plan of Zone Lot Division, Lots 18 and 19, Justin Towne, Section II, as shown on plat of record in Plat Book 5200, page 665, amending Book 5200, page 528, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete details of said lot.

Being the same property conveyed to Magic Pocketz Holdings, LLC, by Quitclaim Deed, from Centerpointe Group, LLC, executed December 22, 2014, and recorded December 29, 2014, of record in Instrument Number 20141229-0118161, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3142 Justin Towne Court** (House Number) (Street) (P.O. Address) **Antioch, TN** (City or Town) **37013** (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2017 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 5200, page 528 and Plat Book 5200, page 665, said Register's Office and (c) Restrictions of record in Book 6171, page 413, said Register's Office.

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** 30 day of October 2017.

**Magic Pocketz Holdings, LLC**

**By:**

**Manasie Schiopu, Chief Manager**

**ACKNOWLEDGMENT**

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Manasie Schiopu with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Magic Pocketz Holdings, LLC (the "Company") the within named bargainor,, a Tennessee limited liability company and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Chief Manager.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of October 2017.

Commission expires: May 3, 2020

Notary Public



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.

Notary's Signature

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

My commission expires: 5-3-2021