WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17-1078

Name and Address of New Owner:
Mekdad Alazab and Meleka A. Saleh
2417 Edencrest Dr.
Antioch, TN 37013

Send Tax Statements To:
Highlands Residential Mortgage
12001 N. Central Expwy Ste 950
Dallas, TX 75243

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: 17111386

Map and Parcel: 149 15 0A 335.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandra Martinez-Suazo and Carlos Suazo, wife and husband**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mekdad Alazab and Meleka A. Saleh, husband and wife**, 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, and being all of Lot No. 59, Phase Four, Cambridge Forest, R15 Residential P.U.D., according to survey and plat of same appearing of record in Instrument Number 20020813-0098017, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Sandra Martinez-Suazo and Carlos Suazo, wife and husband, by Warranty Deed filed for record on September 2, 2003 in Instrument Number 20030902-0126338, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following in the Covenants, Conditions and Restrictions of Cmbridge Forest of record in Book 10332, page 1 and as amended in Book 10774, page 723 and Instrument Number 20021023-0130058, Registers Office for Davidson County, Tennessee;All matters as set forth per Instrument Number 20020813-0098017, said Register's Office; Dedication of Common Areas of record in Instrument Number 20030624-0086954 and Instrument Number 20030630-0090226; HOA Charter of record in Book 10343, page 769; By-Laws of Cambridge Forest HOA of record in Instrument Number 20020221-0022798; All matters including but not limited to a right of way easement of record in Book 1147, page 148; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7453, page 445 and Instrument Number 20001228-0126570; Stormwater Detention Agreement of record in Instrument Number 20020308-0029654; All matters including but not limited to a sewer line easement of record in Book 8795, page 158, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2417 Edencrest Dr., Antioch, TN 37013

Bill Garrett Davidson County
Batch# 34180 **DEEDWARR**
12/06/2017 12:50:52 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20171206-0124578

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 our hand this 1st day of December, 2017.

Carlos Suazo

Sandra Martinez-Suazo

State of Tennessee

County of Rutherford

Personally appeared before me, Carlos Suazo and Sandra Martinez-Suazo with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st of December, 2017.

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 6/7/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $235,000.00.

Affiant Signature

Subscribed and sworn to before me, this 1st day of December, 2017.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public
My Commission Expires: 3.21.20