WARRANTY DEED

Bill Garrett Davidson County
Batch# 35462 DEEDWARR
12/08/2017 12:47:30 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20171208-0125519

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $285,000.00.

JULIE COLEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me this 4th day of December, 2017.

Notary Public

My commission expires: 5-3-2021

(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:
Hedra W Sedra	Gold Star Mortgage Financial Group Corporation	135-14-0C-020.00CO
617 Ransom Village Way	100 Phoenix Drive, Suite 300	
Antioch, TN 37013	Ann Arbor, MI 48108	

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, **Eid Saleh and wife, MarianThabet**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hedra W Sedra, a single man, his** heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of RANSOM VILLAGE, A PLANNED UNIT DEVELOPMENT, as shown by plat of record in Plat Book 7900, Pages 833-834, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Eid Saleh from Joey L. Parham by Warranty Deed on October 11, 2013, of record in Instrument Number 20131017-0108694, Register's Office for Davidson County, Tennessee. Marian Thabet, the spouse of Eid Saleh, hereby joins in this conveyance to convey any and all her marital interest in and to the said property by virute of marraige to Eid Saleh.

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 2018 for County and subsequent years.
- Subject to all matters as shown on the Plan of record in Plat Book 7900, Pages 833 and 834, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9525, Page 187, as amended in Book 9647, Page 72, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 9653, Page 153, Register's Office for Davidson 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: **617 Ransom Village Way, 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 December 4, 2017.

Eid Saleh
Eid Saleh

Marian Thabet
MARIAN THABET

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eid Saleh and wife, Marian Thabet** 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 December 4, 2017

My commission expires 5-3-2021

Julie Coone
Notary Public

JULIE COONE
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.

Julie Coone
Notary's Signature

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

My commission expires: 5-3-2021