WARRANTY DEED

Bill Garrett Davidson County
Batch# 41477 DEEDWARR
12/27/2017 11:19:51 AM 2 pgs
Fees: $13.00 Taxes: $998.63

20171227-0131148

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ramy Bebawy	NEW OWNER	164 07 0A 113.00
(NAME)	(NAME)	
317 Grovedale Trace		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Nine Thousand Nine Hundred And No/100 Dollars ($269,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Carlota Sifuentes, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ramy Bebawy, married**, 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:

Being Lot 75, Section two in the Harvest Grove, RS-10 Subdivision-Clusther lot option of record in Plat instrument 201405290046065, in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carlota Sifuentes and Jose Luis Sifuentes, wife and husband by Warranty Deed from BMCH Tennessee, LLC, a Delaware Limited Liability Company dated January 16, 2015 and recorded January 22, 2015 as Instrument No. 20150122-0006293, in said Register Office for Davidson County, Tennessee.

Further being the same property conveyed to Carlota Sifuentes by Quitclaim Deed from Jose Luis Sifuentes married, as his sole and separate property dated November 13, 2015 and recorded February 19, 2016 as Instrument No. 20170219-0016179, in said Register's Office for Davidson County, Tennessee.

Alberto Vargas Serrato, spouse of Carlota Sifuentes, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 317 Grovedale Trace, Antioch, TN 37013

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, has 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 our hands this 21st day of December, 2017.

Carlota Sifuentes

Alberto Vargas Serrato

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Carlota Sifuentes and Alberto Vargas Serrato**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2017.

Notary Public

My Commission Expires: 9-20-20

(SEAL)

JACOB L ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2020

File Number: MFR-178770SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-TR-17-317