Bill Garrett Davidson County
Batch# 50484 DEEDWARR
01/23/2018 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $691.53
20180123-0006918

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $186,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF JANUARY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/10/18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3912N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sherif Faltas	NEW OWNER	164-03-0B-007.00-CO (2018
2201 Postings Point		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

FAM PROPERTIES, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHERIF FALTAS, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 46 of Rolling Hills Townhomes, a Townhome Planned Unit Development (a Horizontal Property Regime With Private Elements) established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Protective Covenants, Conditions and Restrictions establishing Rolling Hills Townhomes of record in Instrument Number 20170824-0087222, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws of record in Instrument Number 20170824-0087224, in said Register's Office for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said By-Laws.

Being a portion of the same property conveyed to Fusion Worldwide, LLC by Warranty deed from J2K Builders, LLC of record in Instrument No. 20141009-0093628 Register's Office for Davidson County, Tennessee, dated October 1, 2014 and recorded on October 9, 2014. (Value of consideration shown in aforementioned deed $430,000.00.)

Being a portion of the same property conveyed to Kevin Hyneman Companies, Inc. by Quitclaim deed from Fusion Worldwide, Inc. of record in Instrument No. 20160804-0080867 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 4, 2016. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Abdelmalak Ghobrial, Fawzy Gad and Mamdouh Ibrahim by Warranty deed from Kevin Hyneman Companies, Inc. of record in Instrument No. 20161201-0126067 Register's Office for Davidson County, Tennessee, dated November 21, 2016 and recorded on December 21, 2016. (Value of consideration shown in aforementioned deed $153,000.00.)

Being also known as 2201 Postings Point Antioch, Tennessee 37013.

Being a portion of the same property conveyed to FAM Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Abdelmalak Ghobrial, Fawzy Gad, and Mamdouh Ibrahim of record in Instrument No. 20170915-0094588 Register;s Office for Davidson County, Tennessee, dated September 12, 2017, and recorded on September 15, 2017.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 2201 Postings Point, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 17th day of January, 2018.

FAM Properties, LLC

BY: FAWZY Gad

Fawzy Gad, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Fawzy Gad, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of FAM Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that Fawzy Gad as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand on the 17th day of January, 2018.

Laurie Damewood

Notary Public

My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 17-3912N
RECORD & RETURN TO:
COMPASS LAND TITLE, LLC
278 Franklin Road, Ste. 190
Brentwood, TN 37027

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-26-2019