Bill Garrett Davidson County
Batch# 58108 DEEDWARR
02/13/2018 10:02:16 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20180213-0014134

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-0871D

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jerry G. Bachner, Married, and Jerry Bachner, II, Unmarried (NAME)	New Owner (NAME)	91-71-E-1CO
5304 A Pennsylvania Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **MOMO Real Estate LLC. and American Eagle Construction, LLC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry G. Bachner, married and Jerry Bachner, II, Unmarried, as tenants in common with right of survivorship**, 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:

Land in Davidson County, Tennessee, being ~~Lot~~ Unit No. A on the plat of HOMES AT 5304 PENNSYLVANIA AVENUE, as shown in Master Deed of record in Instrument # 201701050001614, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to MOMO Real Estate Investment Inc., as to an 80% interest and American Eagle Construction, LLC, as to a 20% interest from Matthew C. Hackney, unmarried, by Warranty Deed dated December 22, 2016, as Instrument No. 20170104-0000674, in the Register's Office for Davidson County, Tennessee.

Further BEING the same property conveyed to Matthew C. Hackney, by deed from Stephen M. Ryan and wife, Rebecca T. Ryan, of record as Instrument No. 20130705-0069548, dated July 2, 2013, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 57, page 172, Register's Office for Davidson County, Tennessee.
2. Sewer Easement as recorded in Book 1512, page 586, Register's Office for Davidson County, Tennessee.
3. NOC as recorded in Instrument # 201801190005816, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5304 A Pennsylvania Avenue, Nashville, TN 37209.

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. Whenever 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/our hand(s) this 8th day of February, 2018.

MOMO REAL ESTATE LLC.

By: _____ February 08, 2018
Mohamed Mokhtar Desouki, President Date

AMERICAN EAGLE CONSTRUCTION, LLC.

By: _____ February 08, 2018
Waleed Seder, Chief Manager Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mohamed Mokhtar Desouki, President for MOMO Real Estate LLC and Waleed Seder, Chief Manager for American Eage Construction, LLC., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the President of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of February, 2018.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066