WARRANTY DEED

Bill Garrett Davidson County
Batch# 61554 DEEDWARR
02/22/2018 11:10:58 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20180222-0016932

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$140,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY 2018.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2018

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Semon Sobhy, Sam Samir and Ibrahim Hanna	**Same**	
(NAME) **300 Hampstead North**	(NAME) **As**	**149-1-B-21.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Owner**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **RICARDO GALAN, AN UNMARRIED MAN** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEMON SOBHY, SAM SAMIR AND IBRAHIM HANNA** 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 No. 316 on the Plan of Phase III, Piccadilly Square, as of record in Plat Book 6250, page 892, 893, and 894, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ricardo Galan, by Quitclaim Deed, from Valerie Galan, executed June 20, 2012, and recorded July 2, 2012, of record in Instrument Number 20120702-0057658, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **300 Hampstead North** (House Number) (Street) **Antioch** (P.O. Address) **TN** (City or Town) **37013** (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2018 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 6250, page 892-894, said Register's Office and (c) Restrictions of record in Book 6236, page 683; Book 6295, page 506; Book 6295, page 520; Book 6295, page 534; Book 6300, page 409; Book 6306, page 833; Book 6496, page 100; Book 6496, page 107; Book 6496, page 114; Book 6518, page 184; Book 6518, page 190; Book 6830, page 739, and Book 8083, page 386, said Register's Office and (d) By-laws of record in Book 6236, page 708; Book 6295, page 572; Book 6295, page 580; Book 6295, page 588, and Book 6300, page 431, said Register's Office.

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. 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.

This Property is sold subject to a short sale agreement and may not be resold for a minimum of 30 day or 90 days if the gross sales price is greater than 120% of this short sale transaction.

Witness my hand this 16th day of February 2018.

Ricardo Galan
by Ana Ghianni, ATF

Ricardo Galan
By: Ana Ghianni, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Ana Ghianni, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Ricardo Galan, and who acknowledged that she executed the within instrument for the purposes therein contained, as the free act and deed of Ricardo Galan.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of February 2018.

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Pam McBroom
Notary Public