Bill Garrett Davidson County
Batch# 69621 DEEDWARR
03/15/2018 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $462.87
20180315-0024508

WARRANTY DEED	State of Tennessee County of Sumner The actual consideration or value, whichever is greater, for this transfer is **$125,100.00** Affiant Subscribed and sworn to before me, this the ~~9th~~ 15th day of March, 2018. Notary Public OCT 20 2020 My commission expires: (AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore, Attorneys at Law
144 Uptown Square, Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kerolles Fahmy	SWBC Mortgage Corp.	**149080184**
707 Clearwater Ct.	9311 San Pedro #100	
Nashville, TN 37217	San Antonio, TX 78216	

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 HEREBY ACKNOWLEDGE,

Bullion Enterprises, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Kerolles Fahmy, a single man and Atef Ghobrial, an unmarried man

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 all of Lot 17B, ZONE LOT DIVISION OF LOT 17 EDGE-O-LAKE SEC. 21, 1st CIVIL DISTRICT DAVIDSON COUNTY TENNESSEE, according to survey and plat of same appearing of record in Book 6250, page 4, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Bullion Enterprises, LLC by deed of record in Instrument Number 20131002-0103472 of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Book 6140, page 420 and, to any and all matters as shown on plat of record in Book 6250, page 4, of the Register's Office Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **707 Clearwater Ct., Nashville, TN 37217**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever. The GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever

Witness my/our hand(s) this 9th day of March, 2018.

Bullion Enterprises, LLC

Roger Adam Bullion

By: Roger Adam Bullion, Sole Member

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Roger Adam Bullion, Sole Member** of **Bullion Enterprises, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Sole Member** of **Bullion Enterprises, LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said **Roger Adam Bullion** as **Sole Member.**

Witness my hand, at office, this **9th** day of **March, 2018.**

Mark Moore

Notary Public

My Commission Expires: 12-16-2019

MARK S. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

