Bill Garrett Davidson County
Batch# 75417 DEEDWARR
04/02/2018 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $691.53
20180402-0030367

WARRANTY DEED

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 30TH DAY OF MARCH 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste 190, Brentwood, TN 37027
file # 17-4210N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO (If left blank please use the address of the new owner)	MAP-PARCEL
Kayla Morales and Jonathan L. Morales	Veterans United Home Loans	164-03-0A-043.00-CO
2207 Postings Point	3212 Lemone Industrial Blvd	
Antioch, TN 37013	Columbia, MO	65201

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, A TENNESSEE LIMITED LIABILITY COMPANY

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

KAYLA MORALES AND JONATHAN L. MORALES, WIFE AND HUSBAND

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. 43 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 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.

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.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 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 2207 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 30th day of March, 2018.

FAM Properties, LLC, a Tennessee limited liability company

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 identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of FAM Properties LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of March, 2018.

Laurie Damewood
Notary Public

My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

File #: 17-4210N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

