Bill Garrett Davidson County
Batch# 77241 DEEDWARR
04/09/2018 09:56:57 AM 2 pgs
Fees: $13.00 Taxes: $1,620.23
20180409-0033050

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 2018.

Notary Public
MY COMMISSION EXPIRES: 12-21
File No. G18-1376D

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
George Austin Adams, Jr. and Jamie Besst Vallecorsa (NAME)	Same ~~SPLIT~~ (NAME)	91-71-E-2 CO
5304 B 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 Investment, Inc. and American Eagle Construction, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George Austin Adams, Jr. and Jamie Besst Vallecorsa,** 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 Unit No. B on the plan of HOMES AT PENNSYLVANIA AVENUE, as shown by Master Deed of record in Instrument No. 20170105-0001614, 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 Deed dated December 22, 2016, as Instrument No. 20170104-0000674, 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. Master Deed as recorded in Instrument No. 20170105-0001614, Register's Office for Davidson County, Tennessee.
4. Notice of Completion as recorded in Instrument No. 20180301-0019475, 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 B 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 4th day of April, 2018.

MOMO REAL ESTATE INVESTMENT, INC.

By: _____ April 04, 2018
Mohamed Mokhtar Desouki, President — Date

AMERICAN EAGLE CONSTRUCTION, LLC

By: _____ April 04, 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 Investment, Inc., 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 4th day of April, 2018.

My Commission Expires: 3/21/22

_____
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