Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 80326 DEEDWARR
04/12/2018 03:34:53 PM 3 pgs
Fees: $18.00 Taxes: $925.00

20180412-0034694

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me this 22 day of February, 2018.

DANIELLE IMBARATO STATE OF TENNESSEE NOTARY PUBLIC WILSON

Notary Public
My commission expires:

02-1801-50366

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Adel Farag 4300 Ayers Drive Antioch TN 37013	New Owner	150-06-0-A-021.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dominic Ross, unmarried and Erin Bell-Ross, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Adel Farag**, hereinafter called the Grantees, their successors 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. 21, on the Plan of The Parks at Priest Lake, Phase Two, of record in Instrument No. 20100924-0076273, as corrected in Instrument No. 20101109-0089918, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dominic Ross and Erin Ross, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated November 18, 2011, recorded November 22, 2011, of record in Instrument No. 20111122-0091467, Register's Office for Davidson County, Tennessee.

Erin Ross is one and the same as Erin Bell-Ross.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4300 Ayers Drive, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 28th day of February, 2018.

Dominic Ross

STATE OF CALIFORNIA
COUNTY OF STANISLAUS

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Dominic Ross**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in OAKDALE, California, this 28th day of February, 2018.

S. WIEGMAN
COMM. #2167489
Notary Public-California
STANISLAUS COUNTY
My Comm. Exp. NOV. 8, 2020

Notary Public

My Commission expires: 11-08-2020

WITNESS my hand this 28th day of February, 2018.

Erin Bell-Ross

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Erin Bell-Ross**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in _____, California, this 28th day of February, 2018.

Notary Public

My Commission expires:

WITNESS my hand this 28th day of February, 2018.

Dominic Ross

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Dominic Ross**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in _____, California, this 28th day of February, 2018.

Notary Public

My Commission expires:

Erin Bell-Ross

STATE OF CALIFORNIA
COUNTY OF Sacramento

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Erin Bell-Ross**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Sacramento, California, this 28th day of February, 2018.

Notary Public

My Commission expires: 7/19/21

L. AKERS
COMM. # 2202106
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
COMM. EXPIRES JULY 19, 2021