Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $269,900.00.

Affiant



Subscribed and sworn to before me, this 7th day of June, 2018.

Notary Public
My commission expires: 11-08-2021

04-1805-56848

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Ibrahim Hussein 3501 Bent Wood Court Antioch TN 37013	Guidence Residential, LLC 11107 Sunset Hills Rd., Suite 200 Reston, VA 20190	164-10-0-A-289.00 CO

Bill Garrett Davidson County
Batch# 102386 DEEDWARR
06/08/2018 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $998.63
20180608-0055209

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, **Sergio Ernesto Serafino, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ibrahim Hussein, a married man**, 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. 384, on the Plan of Village Seven, Summerfield Subdivision, of record in Instrument No. 20041130-0142175, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amy C. Kohl-Wilson, married by deed from Capitol Homes Inc., a Tennessee Corporation, dated August 29, 2006, recorded September 11, 2006, of record in Instrument No. 20060911-0112503, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sergio Ernesto Serafino by Warranty Deed from Amy C. Kohl-Wilson, married, dated September 20, 2017, recorded October 2, 2017, of record in Instrument No. 20171002-0100608, Register's Office for Davidson County, Tennessee. Rufus M. Wilson, spouse of Amy C. Kohl-Wilson, joined in this instrument to convey his marital interest, if any, in subject property.

The subject property is neither the principal residence of Sergio Ernesto Serafino nor his/her spouse or any dependent.

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 3501 Bent Wood Court, 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 7th day of June, 2018.

Sergio Ernesto Serafino By Edwin Charles Kohl as Attorney in Fact.

Sergio Ernesto Serafino by Edwin Charles Kohl, Jr. as attorney in fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Edwin Charles Kohl, Jr.**, 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 in behalf of **Sergio Ernesto Serafino** and who acknowledged that he executed the same as the fee act and deed of said **Sergio Ernesto Serafino**.

Witness my hand in Smyrna, TN, this 7th day of June, 2018.

Notary Public

My Commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

Certificate of Authenticity

I, John Cobb Rochford, 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 Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY