Bill Garrett Davidson County
Batch# 116624 DEEDWARR
07/16/2018 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20180716-0068750

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180874

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$265,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 13th day of July, 2018.

Notary Public
My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 13th day of July, 2018, among:

THE HOUSEBUYINGGUYS, LLC

A COLORADO LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NABIL ABDELMALAK AND MARIANA GHATAS
HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of First Revision, The Parks at Priest Lake, Phase One, of record in Plat at Instrument No. 20090910-0084797 and Instrument No. 20090910-0084798 and revised in Instrument No. 20100108-00002095 and amended in Instrument No. 201003110018660, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to THE HOUSEBUYINGGUYS, LLC, a Colorado limited liability company by Warranty deed from Nkereuwem E. Ufot and Margaret N. Ufot, husband and wife of record in Instrument No. 20180514-0045712 Register's Office for Davidson County, Tennessee, dated May 10, 2018 and recorded on May 14, 2018. (Value of consideration shown in aforementioned deed $149,032.52.) Being also known as 4061 Alicia Lane Antioch, Tennessee 37013.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or

appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

THE HOUSEBUYINGGUYS, LLC

BY: Brandon Cobb

Brandon Cobb

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Brandon Cobb, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the Authorized signor of TheHouseBuyinGuys, LLC.

Witness my hand and official seal this 12th day of July, 2018.

K. P. BOSHEARS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Nabil Abdelmalak & Mariana Ghatas
Address: 4061 Alicia Lane
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Nabil Abdelmalak & Mariana Ghatas c/o FifthThird mtg
Address: 5001 Kingsley DR
City, State, Zip: Cincinnati, OH 45227

Tax ID: 150-06-0A-052.00-CO

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

