WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2547

Bill Garrett Davidson County
Batch# 130286 DEEDWARR
08/17/2018 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20180817-0081657

WARRANTY DEED

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2018.

Notary Public

My commission expires: 4-20-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nabil Bady Abdulrahman Elezeb	Highlands Residential Mtg LLC	Map 149-15-0-A Parcel 007-00co
2420 Evanfield Ct.	12001 N. Central Expwy Ste 750	
Antioch, Tennessee 37013	Dallas TX 75243	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James Stewart and wife, Angela Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Abdulrahman Abdo Elezeb and Halima Aldhaini, husband and wife, Nabil Bady and Zelam Alassar Bady, husband and wife, tenants in common

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 Lot No. 7 on the Plan of Cambridge Forest, Section One, of record in Plat Book 9700, Pages 299 and 300, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Stewart and wife, Angela Stewart, by Deed dated September 26, 2001, from Hao Jan Wang and wife, Tue Ong Wang, of record in Instrument No. 20011001-0105372, Register's Office for DAVIDSON County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown in Plat Book 9700, Pages 299 and 300, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Restrictive Covenants of Cambridge Forest, of record in Book 10332, Page 1, and as amended in Book 10774, Page 723, Register's Office for Davidson County, Tennessee. 3) Charter of Cambridge Forest, of record in Book 10343, page 769, Register's Office for Davidson County, Tennessee. 4) Easement for communication systems granted to American Telephone & Telegraph Company, of record in Book 1207, Page 529, Register's Office for Davidson County, Tennessee. 5) Roadway Easement of record in Book 3, Page 26, Chancery Court Clerk's Office of Davidson County, Tennessee. 6) Title to that portion of the premises embraced within the bounds of Morgan Cemetary with all rights of ingress and egress thereto. 7) Agreement of record in Book 1147, Page 148, said Register's Office. 8) Deed of Easement for sanitary sewers and/or storm drainage of record in Book 6881, Page 320, and in Book 7453, Page 445, and Book 8795, Page 158, Register's Office for Davidson County, Tennessee. 9) Conveyance of common area to Cambridge Forest Homeowner's Association, Inc. of record in Instrument No. 20030624-0086951, said Register's Office. 10) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as 2420 Evanfield Ct., Antioch, Tennessee 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 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. 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/our hand(s) this day of **August, 2018.**

James Stewart

Angela Stewart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James Stewart and Angela Stewart,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of **August, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

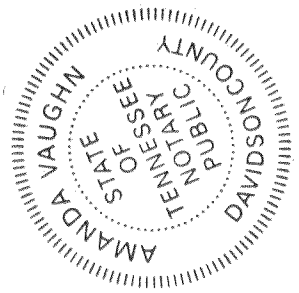
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)