This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

File Number: 1-18-2638

Bill Garrett Davidson County
Batch# 135650 DEEDWARR
08/31/2018 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $221.63
20180831-0086731

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $59,900.00

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2018

Notary Public
My Commission Expires: 3/8/2021

C. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Magdi Hanna 100 Trumann Rd Franklin TN 37064	New Owner	150-12-0C-037.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Saul Good LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Magdi Hanna, married**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 37, Final Plat, Mt. View Subdivision, Section One, as the same appears on survey and plat of record in Book 11700, page 36; as amended in Instrument No. 20010207-0012283, in the Register's Office for Davidson County, Tennessee, to which plat and amendment reference are hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to Saul Good, LLC, a Tennessee limited liability company by Warranty Deed from Mt. View, LLC, a Tennessee limited liability company, dated April 10, 2018, recorded April 11, 2018, of record in Instrument No. 20180411-0034019, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Mt. View, LLC by Warranty Deed from Saeed Sassan, married, dated September 18, 1998, recorded September 22, 1998, of record in Book 11121, page 164, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **517 Homey Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2018.

GRANTOR:

Saul Good LLC,
a Tennessee limited liability company

By: _____
Farzad Kamtarin, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Farzad Kamtarin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of Saul Good LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of August, 2018.



_____
Notary Public
My Commission expires: 3/8/2021

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.

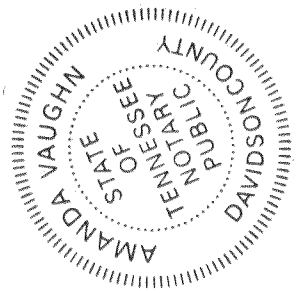
Signature

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)