WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-081151

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gamal Hanna and Maha Melek	Fifth Third Mortgage Company	
(NAME)	(NAME)	
5160 Rice Rd	5001 Kingsley Drive	164-07-0A-201.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-TWO THOUSAND AND NO/100 DOLLARS ($252,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, OLIVER C. CARMICHAEL, III, MARRIED, AND OLIVER C. CARMICHAEL, IV, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GAMAL HANNA AND MAHA MELEK, HUSBAND AND WIFE, 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. 145 on the Plan of Harvest Grove formerly "Tillman Property", Section Two of record in Plat at Instrument No. 20140529-0046065, 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 Oliver C. Carmichael III, married man and Oliver C. Carmichael IV, single and unmarried by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20151118-0116927 Register's Office for Davidson County, Tennessee, dated October 26, 2015 and recorded on November 18, 2015.

Oliver C. Carmichael III and his spouse have never occupied this property as their primary residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1836 Hillpoint Circle, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Y Johnson Davidson County
Batch# 146398 DEEDWARR
09/28/2018 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $932.40
20180928-0096294

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. 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 the 27th day of September, 2018

Oliver C. Carmichael, III

Oliver C. Carmichael, IV by Oliver C. Carmichael, III, as attorney in fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this the 27th day of September, 2018, before me personally appeared Oliver C. Carmichael, III to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Oliver C. Carmichael, IV and who acknowledged he/she/they executed the same as the free act and deed of the said Oliver C. Carmichael, IV.

Witness my hand and official seal, this the 27th day of September, 2018.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF
COUNTY OF ~~DAVIDSON~~ Williamson

On this the 27th day of September, 2018, before me personally appeared Oliver C. Carmichael, III, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of September, 2018.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY