Karen Y Johnson Davidson County
Batch# 153736 DEEDWARR
10/24/2018 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20181024-0105365

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$338,000.00.**

Affiant

Subscribed and sworn to before me this 19th day of October 20 18

Notary Public
My Commission expires: 3/10/21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Hanan Nathan Ghali	US Bank	149010B00200CO
4601 Billingsgate Road	4801 Frederica St	
Antioch, TN 37013	Owensboro KY 42301	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Magdy Demiam, Ashraf Alkomos and Michael Hanna**, hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Hanan Nathan Ghali, a married man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 335, Phase 3, PICCADILLY SQUARE, as shown on plat of record in Plat Book 6250, Pages 892 thru 894, amended in Book 7459, Page 675, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Magdy Demian, Ashraf Alkomos, and Michael Hanna by Quitclaim deed from Golden Touch, LLC dated August 30, 2018 of record in Instrument Number 20180905-0087529, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 149010B00200CO, which are not due yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6250, Pages 892 Thru 894, amended in Book 7459, Page 675, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6236, Page 683; Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; Book 6295, Page 596; Book 6295, Page 602; Book 6300, Page 403; Book 6300, Page 409; Book 6300, Page 431; Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 190 and Book 6830, Page 739, Register's Office for Davidson County, Tennessee.
- Charter of Piccadilly Square Homeowners Association recorded in Book 7288, Page 963, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 6186, Page 238; Book 6251, Page 616; Book 6271, Page 187; Book 6331, Page 481; Book 6298, Page 491; Book 7748, Page 432; Book 7748, Page 478; Book 6782, Page 518; Book 854, Page 73 and Instrument Numbers 20120228-0017172 and 20140114-0003779, Register's Office for Davidson County, Tennessee.
- Agreement and Dedication of Public Right of Way to Metropolitan Government of Davidson County of record in Instrument Number 20181011-0101020, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4601 Billingsgate Road, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 19, 2018.

Magdy Demian By Michael Hanna as Attorney in Fact

Magdy Demian by Michael Hanna as Attorney in Fact

Ashraf Alkomos By Michael Hanna as Attorney in Fact

Ashraf Alkomos by Michael Hanna as Attorney in Fact

Michael Hanna

Michael Hanna

STATE OF TENNESSEE County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael Hanna to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 19, 2018

Notary Public My commission expires: 11-5-2018

CARL E. DUNPHY, II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Michael Hanna, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Magdy Demian, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Magdy Demian, by the said Michael Hanna, as Attorney-in-Fact.

WITNESS my hand and seal, this 19th day of October, 2018.

NOTARY PUBLIC My Commission Expires: 11-5-2018

CARL E. DUNPHY, II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Michael Hanna, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Ashraf Alkomos, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Ashraf Alkomos by the said Michael Hanna, as Attorney-in-Fact.

WITNESS my hand and seal, this 19th day of October, 2018.

NOTARY PUBLIC My Commission Expires: 11-5-2018

Note: Power of Attorneys are recorded in Instrument Numbers 20181002-0097658 and 20180905-0087528, Register's Office for Davidson County, Tennessee.

CARL E. DUNPHY, II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

