Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $287,000.00.

Affiant

Subscribed and sworn to before me this 26th day of November, 2018.

Notary Public

My Commission Expires: 6/13/2022

Karen Y Johnson Davidson County
Batch# 169097 DEEDWARR
11/30/2018 12:37:41 PM 2 pgs
Fees: $13.00 Taxes: $1,061.90
20181130-0116955

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

18-0505

Address of New Owner:	Send Tax Bills to:	Tax Information:
George Megally	BBMC Mortgage	
2716 Welshcrest Drive	100 W. 22nd Street, #101	149-15-0A-208.00-CO
Antioch, TN 37013	Lombard, IL 60148	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Vanchana S. Akhom, a married man and So Akhom, a married man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

George Megally and Magda Naguib, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Section Four, Cambridge Forest of record at Instrument No. 20000918-0092192, 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 So Akhom, married and Vanchana Akhom, unmarried, by Quitclaim Deed dated February 2, 2004 from Phouthara Akhom, a/k/a Phouthara Akhom-Le and spouse, Som Le, recorded February 11, 2004 at Instrument No. 20040211-0016479, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2716 Welshcrest Drive, Antioch, TN 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, 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.

The spouses of the Grantors hereby join in the execution of this instrument for the purpose of conveying any and all interest that they may have in and to the subject property by virtue of marriage, but not otherwise.

Witness our hands this 26th day of November, 2018.

Vanchana S. Akhom

Pany Akhom

So Akhom

Bounleuth Akhom

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Vanchana S. Akhom and wife, Pany Akhom,** the bargainor(s), with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 26th day of November, 2018.

Notary Public – D. Shayne Adair

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6/13/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **So Akhom and wife, Bounleuth Akhom,** the bargainor(s), with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 26th day of November, 2018.

Notary Public – D. Shayne Adair

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6/13/2022