Karen Johnson Davidson County
Batch# 183751 DEEDWARR
01/15/2019 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $886.16
20190115-0003871

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-193487

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $239,503.00

Affiant

Subscribed and sworn to before me, this 14 day of January, 2019.

Notary Public

My commission expires:
3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bassem Mousa **Jaklen Mousa**	SWBC Mortgage Corp	**150120C01200CO**
3549 Mount View Ridge Drive	9311 San Pedro #100	
Antioch, TN 37013	San Antonio TX 78216	

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 ACKNOWLEDGE, WE,

Girguis Hana and Gihaan Aramenos, husband and wife

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

Bassem Mousa and Jaklen Mousa, a married couple

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. 12, on the plan of Final Plat, Mt. View Subdivision, Section One, of record in Plat Book 11700, page 36, as amended in Instrument No. 20010207-0012283, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Girguis Hana and Gihaan Aramenos, husband and wife, by Cash Deed for Tennessee form Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C., dated October 21, 2015, of record in Instrument No. 20151028-0109456, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Dedication of Common Area of record in Instrument No. 20020129-0012295, said Register's Office.

HOA Charter of record in Instrument No. 20020108-0002713, said Register's Office.

Boundary Plan of record in Book 11190, page 65, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3549 Mount View Ridge 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 in 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.

Girguis Hana Date: 1/14/19

Girguis Hana

Date: 1/14/19

Gihaan Aramenos

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Girguis Hana and Gihaan Aramenos, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 12-1-20

ANGELA GRACE WAMPLER
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD 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

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)