Karen Johnson Davidson County
Batch# 188000 DEEDWARR
01/24/2019 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20190124-0007187

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Bassem Abdelshahid
5619 Hickory Park Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
U.S. Bank N.A.
2300 Well St. Suite A
Norwood, OH 45212

MAP 174
GROUP 01 0A
PARCEL 039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **1 Public Homes LLC, a Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Bassem Abdelshahid and Rogena Nasif, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 68, on the Plan of Final Plat, Cluster Lot Development, Rivendell Woods, Phase I, Section Ill, according to plat and survey; appearing of record in Instrument Number 20080220- 0016770, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to 1 Public Homes LLC, a Tennessee limited liability company by deed from Andrew C. Rambo, Trustee for the benefit of First Community Mortgage, Inc. dated April 28, 2015 and recorded in Instrument No. 20150507-0041575 said Register's Office.

Said property is transferred subject to the following matters:

1. Matters shown on the recorded plat of Rivendell Woods, of record in Instrument No. 20080220-0016770, said Register's Office.
2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, contained in an instrument of record Instrument No 20070607-0068416 & amended in Instrument No 20080722-0074876, said Register's Office.
3. By-Laws of record Instrument No 20070607-0068416 & amended in Instrument No 20080722-0074876, said Register's Office.
4. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9487, page 908, and in Instrument No 20070522-0061016; said Register's Office.
5. Easement in favor of Columbia Gulf Transmission Company of record Book 4215, page 632, of said Regster's Office.
6. Storm Water Detention Agreement of record Instrument No 20031104-0161896 & in Instrument No 20070430-0050843, said Register's Office.
7. Ingress/Egress Easement to Family Cemetery of record in Book Instrument No 20040702-00079201, said Register's Office.
8. One Hundred Fifty Foot Easement in favor of Tennessee Valley Authority of record Instrument No 20040702-0079201, of said Regster's Office.

9. Property is subject to proposed One Hundred Year Flood plain running through rear portion of said lot; Charter of Rivendell Woods Townhomes Homeowners Association of record in Instrument No 20081031-0108933, said Register's Office.
10. Property is subject to any and all matters shown on said plat and survey of record in Instrument No 20080220- 0016770, Register's Office for Davidson County.
11. 2019 Taxes and subsequent years.
12. Any and all Restrictions, Conditions, and Easements of record.

This is improved property known as 5619 Hickory Park Drive, Antioch, Tennessee 37013.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bassem Abdelshahid and Rogena Nasif, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 23rd day of January, 2019.

1 Public Homes LLC, a Tennessee limited liability company

Eric Sox Member

By: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, Member** of **1 Public Homes LLC, a Tennessee limited liability company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 23rd day of January, 2019.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $260,000.00.

Andrew Mitchell
AFFIANT

Subscribed and sworn to before me on this 23rd day of January, 2019.

NOTARY PUBLIC
My Commission Expires: 5-3-20

JUNE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andrew Mitchell, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Rutherford

Personally appeared before me, Jim Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY