Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Karen Johnson Davidson County
Batch# 198956 DEEDWARR
02/26/2019 08:56:38 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20190226-0017147

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me this 22nd day of February, 2019.

Notary Public
My commission expires: 10-3-2020

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Melad Hana and Reham Shafik 131 Circuit Road Franklin, TN 37013	New Owner	150-06-0-088

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Derrick Sandavol and Michelle Sandoval, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Melad Hana and Reham Shafik, Husband and Wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 79, as shown on the map entitled Cherry Hills, Section 10-A, (erroneously listed as 1-A on previous deed) of record in Book 4860, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 79 fronts 78 feet on the westerly margin of Fieldstone Drive and extends back 134 feet between parallel lines to a dead line in the rear measuring 78 feet thereon.

Being a portion of the same property conveyed to Derrick Sandoval and Michelle Sandoval by deed from Michele Johnson of record in Instrument No. 20171115-0117485, Register's Office for Davidson County, Tennessee, and dated October 27, 2017.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Cherry Hills of record in Book 4860 Page 97, as amended in Book 5777 Page 262, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 5009 Page 329, Register's Office for Davidson County, Tennessee.

This property is improved property known as 3009 Fieldstone Drive, Nashville, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 22nd day of February, 2019.

Derrick Sandavol

Michelle Sandoval

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of February, 2019, before me personally appeared Derrick Sandavol and Michelle Sandoval, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 22nd day of February, 2019.

Notary Signature
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY