WARRANTY DEED

Karen Johnson Davidson County
Batch# 218007 DEEDWARR
04/15/2019 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20190415-0034347

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER ~~IS GREATER~~ IS, **$270,000.00.**

Affiant

Subscribed and sworn to before me this 12th day of Apr. 1, 2019

Notary Public
My Commission expires: 7.5.2021
(Affix Seal)

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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
Tsegay Mezgebo Samrawit Gamfrie	CMG Mortgage, Inc.	~~XXXXXXXXXXXXXX~~
2724 Welshcrest Drive	3160 Crow Canyon Road Suite 400	149-15-0A-210. 00CO
Antioch, TN 37013	San Ramon, CA 94583	

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, **Hanan Basaly and husband, Samuel N. Abdelmaseeh n/k/a Samuel Nagib Badee,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tsegay Mezgebo and Samrawit Gamfrie, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being all of Lot No. 70, on the Plan of of Section Four, Cambridge Forest, as shown by plat appearing of record in Instrument Number 20000918-0092192, 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 Hanan Basaly, wife and husband, Samuel N. Abdelmaseeh from Thomas C. Hendricks Sr,, a married man by Warranty Deed on April 21, 2015, of record in Instrument Number 20150423-0036219, Register's Office for Davidson County, Tennessee.

NOTE: Samuel N. Abdelmaseeh is now known as Samuel Nagib Badee by Petition for Name Change from the Dept. of Homeland Security Registration Number A087669013.

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 a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20000918-0092192, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 10332, Page 1, as amended in Book 10774, Page 723, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument of record in Instrument Numbers 20180607-0054594; 20180607-0054595; 20190308-0021543; 20160412-0034960; 20160412-0034961; 20160502-0042419; 20160502-0042420; 20160502-0042421 and 20190308-0021544, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Cambridge Forest Homeowner's Association, Inc., of record in Instrument Number 20030624-0086954, Register's Office for Davidson County, Tennessee.
- Charter of Cambridge Forest Homeowner's Association, Inc., of record in Book 10343, Page 769, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 10805, Page 497; Book 1207, Page 529; Book 6881, Page 320; Book 7453, Page 445; Book 8795, Page 158 and Instrument Number 20121114-0104688, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **2724 Welshcrest Drive, 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 April 12, 2019.

Hanan Basaly

Samuel Nagib Badee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hanan Basaly, wife and husband Samuel Nagib Badee** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 12, 2019

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019