WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $299,900.00

Ashley Neff
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF MAY, 2019.

Ann Marie Angel
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/8/2021

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5740B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ryan Christopher Boyette and Jazira Awad Babikir Albiki	Century Lending Company	161010A02000CO
5432 Village Way	9931 Corporate Campus Dr Ste. 1250	
Nashville, TN 37211	Louisville, KY 40223	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

FRANCESCO ANGELILLO AND SILVIA MEUCCI, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RYAN CHRISTOPHER BOYETTE AND JAZIRA AWAD BABIKIR ALBIKI, 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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Phase One, Villages of Brentwood of record in Plat Book 5200, Page 613, in the 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 Francesco Angelillo and Silvia Meucci, husband and wife by Warranty deed from Kayla J. Morrison, an unmarried woman of record in Instrument No. 20160218-0015404 Register's Office for Davidson County, Tennessee, dated February 16, 2016 and recorded on February 18, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 5432 Village Way, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 236607 DEEDWARR
05/30/2019 11:18:30 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20190530-0051287

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 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.

Witness my hand on the 29th day of May, 2019.

Francesco Angelillo

Silvia Meucci

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, FRANCESCO ANGELILLO AND SILVIA MEUCCI, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of May, 2019.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 19-5740B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)