This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 257097 DEEDWARR
07/15/2019 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20190715-0068879

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Magdi Yosef	
4000 Anderson Road Apt 53	NEW Owner
Nashville, TN 37217	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Wall Properties, LLC, a Tennessee limited liability company** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Magdi*Yosef, a(n)** Single **person** *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

*Shafek

A Certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 53, Building No. 7, in a horizontal property regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Record Book 4460, page 79, and revised in Book 4460, page 88, Register's Office, for said county, to which reference is here made.

Being the same property conveyed to Jude Santana and John Schweri by Special Warranty deed from The Bank of New York Mellon Formerly Known as The Bank of New York on Behalf of CIT Home Equity Loan Trust 2003-1 of record in Instrument No. 20091221-0115645 Register's Office for Davidson County, Tennessee, dated December 07, 2009 and recorded on December 21, 2009.

Being the same property conveyed to Wall Properties, LLC by Quitclaim deed from Jude Santana and John Schweri of record in Instrument No. 20170424-0039741 Register's Office for Davidson County, Tennessee, dated April 21, 2017 and recorded on April 24, 2017. Being also known as 4000 Anderson Road Apt 53 Townhouse 53 Nashville, Tennessee 37217.

Tax Parcel #136-03-0A-053.00-CO

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of July, 2019.

GRANTOR:

Wall Properties, LLC

By: _____
Jude Santana, Sole Member

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, Christina Reeves, a Notary Public in and for the aforesaid state and county, personally appeared **Jude Santana** to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged himself to be the **Sole Member of Wall Properties, LLC**, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him or herself as such **Sole Member**.

Witness my hand and seal at office in the aforesaid state and county this 11th day of July, 2019.

_____
Notary Public
My Commission Expires: 09/21/2021

CHRISTINA REEVES [SEAL] STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$150,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 11th day of July, 2019.

_____
Notary Public
My Commission Expires: 09/21/2021

CHRISTINA REEVES [SEAL] STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY