Karen Johnson Davidson County
Batch# 263731 DEEDWARR
07/30/2019 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,015.20
20190730-0074689

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-1662

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,378.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2 day of July, 2019

Notary Public

Commission Expires: 5.22.23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Maher Botruse and MerFat Haron 1336 Maritime Port Antioch, TN 37013	U.S. Bank N.A., ISAOA/ATIMA 4801 Frederica Street Owensboro, KY 42301	164-04-0C-092.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

OleSouth Properties, Inc., a Tennesee Corporation

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maher Botruse and MerFat Haron, a married couple

HEREINAFTER CALLED THE GRANTEES, 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. 92 on the Plan of Hamilton Run Subdivision, Phase 1, of record in Plat at Instrument No. 20180510-0044934, Surveyor's Certificate of Correction recorded in Instrument No. 20180516-0046576, 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 a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation by Warranty Deed from Ole South/Craighead Joint Venture, a Tennessee Joint Venture of record in Instrument No. 20190129-0008419, Register's Office for Davidson County, Tennessee, dated January 23, 2019 and recorded on January 29, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1336 Maritime Port, Antioch, 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 GRANTEES, their heirs and assigns forever; and we so covenant with 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 is 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of July, 2019.

OleSouth Properties, Inc.

By: _____ VP
Trey Lewis, VP

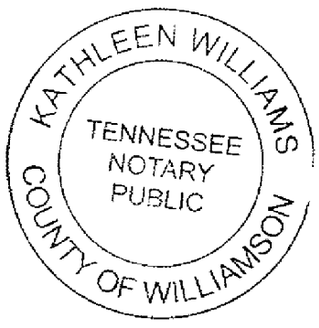
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Trey Lewis**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon his oath acknowledged himself to be the **Vice President of OleSouth Properties, Inc.**, the within named bargainor and that as such Vice President, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Trey Lewis as such Vice President.

Witness my hand and official seal this 5 day of July, 2019.

_____
Notary Public
My Commission Expires: 5-23-23

(Notary Seal)



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: 1/13/2022
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY