Karen Johnson Davidson County
Batch# 360517 DEEDWARR
02/19/2020 04:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,442.63
20200219-0018652

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 389,900.00.

Affiant

Subscribed and sworn to me on February 20, 2020.

NOTARY PUBLIC

My Commission Expires: 9-7-2021

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33217

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jacklyn J. Brito Ordonez Luis E. Martinez Chiquito 6717 Autumn Oaks Drive Brentwood, TN 37027	New owner	181 10 0A 005.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael Makram Riad Georgei, an unmarried man, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jacklyn J. Brito Ordonez and Luis E. Martinez Chiquito, hereinafter called **"GRANTEES,"** 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 Number 5, on the Plan of Section One, Autumn Oaks, of record in Plat Book 9700, Pages 913 and 914, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Makram Riad Georgei, by Warranty Deed from Regal Homes Co., a Tennessee Corporation, of record in Instrument No. 20130301-0020967, in the Register's Office of Davidson County, Tennessee, dated February 25, 2013 and recorded on March 01, 2013.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Easement recorded in Book 475, Page 547 and Book 3376, Page 239.
3. Easement for Water Mains and Appurtenances, recorded in Book 7515, Page 298.
4. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9343, Page 196 and Book 9343, Page 199.
5. Storm Water Detention Agreement as set forth in instrument recorded in Book 7760, Page 970.
6. Notice of Acceptance of Public Infrastructure recorded in Instrument No. 20101207-0097287.
7. Resolution recorded in Instrument No. 20100414-0028160.

This property is also known as improved property located at 6717 Autumn Oaks Drive, Brentwood, TN 37027.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 20th day of February, 2020.

Michael Makram Riad Georgei By Robert Creecy Atty in Fact

Michael Makram Riad Georgei
By: Robert Creecy, Attorney In Fact

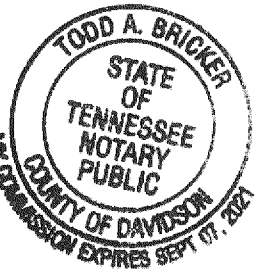
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Creecy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Michael Makram Riad Georgei, as his Attorney in Fact, as the free act and deed of the within named Michael Makram Riad Georgei.

Witness my hand and official seal this 18th day of February 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21



True Copy Certification

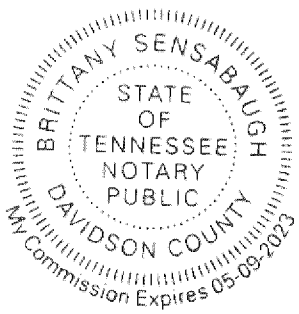
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23