WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Staggs	New Owner	62-2B-61
(NAME)	(NAME)	
2877 Paddle Wheel Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Remonda Abdelshahid, an unmarried woman and Ashraf Ibrahim, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery A. Staggs and wife, Angela Staggs, 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. 224 on the Plan of Abbington Park, Phase One, Section two, a Planned Unit Development, as of record in Instrument No. 20030922-0139712 and in Instrument No. 20031006-0146904, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Remonda Abdelshahid, an unmarried woman and Ashraf Ibrahim, an unmarried man, by deed of record in Instrument No.20040831-0104897, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Ashraf Ibrahim by Remonda Abdelshahid as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050304-0024279 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2877 Paddle Wheel Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 04/21/05 15:25 2 pgs
Fees:13.00 Taxes:542.05
20050421-0044701

Please Record and Return To:
Highland Title, LLC
394 West Main, B-14
Hendersonville, TN 37075

Witness our hands this 19th day of April, 2005.

* Remonda Abdelshahid
Remonda Abdelshahid

* Ashraf Ibrahim by Remonda Abdelshahid his Attorney in Fact
Ashraf Ibrahim by Remonda Abdelshahid his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Remonda Abdelshahid with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

On this the ~~18~~ 19th day of April, 2005, before me personally appeared Remonda Abdelshahid. the person who executed the foregoing instrument on behalf of Ashraf Ibrahim and who acknowledged that she executed the same as the free act and deed of the said Ashraf Ibrahim , through Power of Attorney granted her by the said Ashraf Ibrahim.

Witness my hand and official seal at Nashville, Tennessee this 19th day of April, 2005.

Commission expires: May 28, 2006

LaTrece McAdoo
~~Beth Triplett~~ Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006