Realty Title and Escrow Co., Inc.
808 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100033347 DEEDWARR
Recvd: 06/02/10 14:47 2 pgs
Fees:13.00 Taxes:425.50
20100602-0042548

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of May, 2010

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC TOM ANSON WILSON COUNTY
My Commission Expires January 17, 2012

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ibrahim A. Wahba and Marim G. Nakhla	US BANK HOME MORTGAGE	164160A07900CO
(NAME)	(NAME)	
740 Post Oak Drive	1550 American Blvd, E #440	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Bloomington, MN 55425	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Jennifer Smith now known as Jennifer Herlein, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ibrahim A. Wahba and Marim G. Nakhla*** 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:

*Husband and Wife

Land in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 137 on the Plan of record of Meadow Woods, Section 3, as of record in Instrument No. 200009210094039, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jennifer Smith by Quit Claim deed from Phillip Smith, dated Sept. 20, 2009, of record in Instrument No. 20100602004254?, Register's Office for Davidson County, Tennessee. The said Jennifer Smith having since married.

Ian Herlein, spouse of Jennifer Herlein, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 740 Post Oak Drive, 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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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.

Witness our hands this **28th** day of **May, 2010**

Jennifer Herlein

Jennifer Herlein

Ian Herlein

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jennifer Herlein and Ian Herlein** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **May, 2010**

Notary Public

My commission expires: 9-15-10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Comm. Expires
September 15, 2010