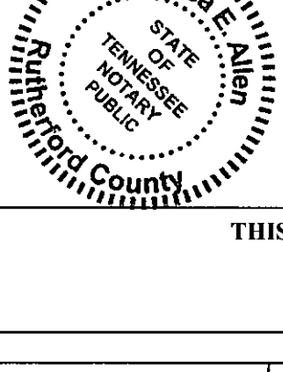
WARRANTY DEED

File #10062080



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2010.

Notary Public

MY COMMISSION EXPIRES: 7/18/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karam S. Sharkawy , a married man	Fifth Third Mortgage Company	053-06-0B-033.00-CO
(NAME)	(NAME)	
1816 Merritt Street	5001 Kingsley Dr.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Cincinnati, OH 45227	
(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, I/WE, **Lofty Issa and wife, Shahinaz Wahib,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karam S. Sharkawy , a married man,** 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:

Being Lot No. 74, on the plan of Waterford Subdivision, as the same appears of record in Plat Book 7900, Page 596, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Lofty Issa and wife Shahinaz Wahib by deed from Lynda F. Lynn, a single person, dated 5/4/07, of record in Instrument No. 20070515-0058111, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 7900, Page 596, said Register's Office.; Restrictive Covenants as of record in Book 7463, Page 294, Book 8694, Page 216, Book 8699, Page 462, Book 9081, Page 63, Book 9432, Page 988 and Book 9530, Page 185, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1816 Merritt Street, Old Hickory,TN,37138

(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.

BILL GARRETT, Davidson County
Trans:T20100042652 DEEDWARR
Recvd: 07/12/10 14:00 2 pgs
Fees:13.00 Taxes:591.82
20100712-0054606

Witness our hands this 28th day of June, 2010.

Lofty Issa

Shahinaz Wahib

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Lofty Issa and wife, Shahinaz Wahib with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 28th day of June, 2010.

Commission expires:

7/18/2010

Vanessa E. Allen
Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130