(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100074673 DEEDWARR
Recvd: 11/24/10 13:32 2 pgs
Fees:13.00 Taxes:518.00
20101124-0094309

SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

FATHY FLABIB
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-06-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fathy F. Labib and Margret G. Ebrahim	U.S. Bank Home Mortgage	135-10-C-25.00CO
(NAME)	(NAME)	
2505 Gulf Coast Court	P.O. Box 20005	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Owensboro, Kentucky 42304-0005	
(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, **Kathleen Kadoun and Edward Kadoun, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fathy F. Labib and Margret G. Ebrahim, husband and wife,** 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 23, as shown on the map entitled Ransom Park, Section One, of record as Instrument No. 20011023-0115381, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathleen Kadoun and Edward Kadoun, Wife and Husband, by Warranty Deed from Fischer Ford Group, LLC, dated December 30, 2003, as of record in Instrument No. 20031231-0184760, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2010, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors. All matters appearing on the map of record in Instrument No. 20011023-0115381; Restrictions of record in Instrument No. 20000725-0073496; and Instrument No. 20011010-0110579; Articles of Incorporation/Charter of record in Instrument No. 20081210-0119250; Easements of record in Book 1237, page 111; Book 2649, page 593; and Book 2905, page 509 and Easement for Storm Drainage of record in Instrument No. 20001213-0122751; and Instrument No. 20010206-0011475, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2505 Gulf Coast Court, Nashville, Tennessee 37217
(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.

Witness our hands this 22nd day of November, 2010.

Kathleen Kadoun

Kathleen Kadoun

Edward Kadoun

Edward Kadoun

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Kathleen Kadoun and Edward Kadoun, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of November, 2010.

Lynn M Hammond

Notary Public

My Commission Expires: 7-5-11

LYNN M. HAMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 5, 2011