BILL GARRETT, Davidson County
Trans:T20110063639 DEEDWARR
Recvd: 10/12/11 10:13 2 pgs
Fees:13.00 Taxes:185.00
20111012-0079214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-7-

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 7, 2011

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hesham Fares Elqadi, a married man and Adel E. Ibrahem, a married man	SAME	10613009200
	(NAME)	
5225 Catspaw Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Gary Dobson, a single man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hesham Fares Elqadi, a married man and Adel E. Ibrahem, a married man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 23 ON THE PLAN OF GLENROSE PARK, AS OF RECORD IN BOOK 974, PAGE 98 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO KATHY M. DOBSON BY DEED FROM NINA ROSE BAIN OF RECORD BY INSTRUMENT NO. 20021216-0154316, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID KATHY M. DOBSON HAVING DIED INTESTATE ON JULY 28, 2010, LEAVING HER ONLY HEIRS-AT-LAW AS GARY DOBSON, IAN MCKENZIE DOBSON, AND TRAVIS THOMAS, SR. ALSO BEING THE SAME PROPERTY CONVEYED TO GARY DOBSON BY QUITCLAIM DEED FROM IAN MCKENZIE DOBSON OF RECORD IN INSTRUMENT NO. 20110825-0065825, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO GARY DOBSON BY QUITCLAIM DEED BY TRAVIS THOMAS, SR., A SINGLE PERSON OF RECORD BY INSTRUMENT NO. 20110825-0065824, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 2138 Rosemary Lane, Nashville, TN 37210
(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 my/our hand(s) this 10th day of October, 2011.

WARRANTY DEED
(Continued)

Gary Dobson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY DOBSON, A SINGLE MAN, the herein bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal, this the 10 th day of October, 2011

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072