WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS:
$156,000.00.

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 3rd day of February, 2012.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

Davidson County DEEDWARR
Recvd: 02/08/12 13:49 2 pgs
Fees:13.00 Taxes:577.20
20120208-0011385

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Adel Ibrahim	U. S. Bank National Association	164-08-0C-039.00
2570 Murfreesboro Pike #B14	3180 Rider Trail South	
Nashville, TN 37217	Earth City, MO 63045	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jackie Houtz, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Adel Ibrahim and Neama Kamal, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 117, as shown on the map entitled the Final Plat of Hamilton Chase, Section One, of record in Instrument Number 20051025-0128977 and amended by surveyor's certificate of correction of record in Instrument Number 20051031-0131297 and Instrument Number 20051031-0131297, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jackie Houtz by Special Warranty Deed from Federal National Mortgage Association a/k/a Fannie Mac dated 5/5/08 of record in Instrument Number 20080507-0047265, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Numbers 20051025-0128977; 20051031-0131297; and 20051031-0131297, page n/a, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20050728-0087946; 20051031-0131315, page n/a, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20060914-0113689, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3756 Grace Falls Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 3, 2012.

Jackie Houtz by Darin Cunningham as atty in Fact
Jackie Houtz by Darin Cunningham
As Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Darin Cunningham, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Jackie Houtz, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jackie Houtz the bargainor(s), by the said Darin Cunningham, as Attorney-in-Fact.

POA recorded simultaneously herewith.

WITNESS my hand and seal, this 2nd day of February, 2012.

_____ My Commission Expires: 1-6-14
NOTARY PUBLIC

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 7/6/15
Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY