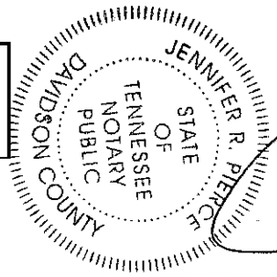
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/15/13 11:31 2 pgs
Fees:13.00 Taxes:621.60
20130115-0004800



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: **$168,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of January, 2013

Notary Public

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

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:
Mariam S. Mosa	Bank of America, N.A.	164-10-A-174CO
3613 Bentfield Drive	14100 N. 83rd Avenue Suite B190	
Antioch, TN 37013	Peoria, AZ 85381	

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, **Hatem Naser Ibrahim, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mariam S. Mosa, unmarried and Joseph M. Ghaly, unmarried, as joint tenants with right of survivorship** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No.352, on the Plan of Summerfield, Village Three, of record in Instrument Number 20001006-0099706, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Hatem Naser Ibrahim, married from David B. Herald, unmarried by Warranty Deed on August 8, 2005, of record in Instrument Number 20050810-0094929, 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 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20001006-0099706, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11588, Page 484; Book 11669, Page 376 as amended in Instrument Numbers 20010308-0021946 and 20010504-0046260 and further amended in Instrument Number 20030527-0071168; By-Laws in Book 11648, Page 662 as amended in 20010504-0046261, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association in Book 11648, Page 660 as amended in Instrument Number 20010326-0028531, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 1141, Page 327; Instrument Numbers 20000113-004777; 20010514-0049520; 20000913-0091247; 20000913-0091248 and 20000913-0091249, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3613 Bentfield 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 January 10, 2013.

Hatem N. Ibrahim by Husam N Ibrahim as Atty in fact

Hatem Naser Ibrahim by Husam N. Ibrahim as Attroney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Husam N. Ibrahim, 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 Hatem Naser Ibrahim, 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 Husam Naser. Ibrahim the bargainor(s), by the said Hatem Ibrahim Naser, as Attorney-in-Fact. See POA in Instrument Number 20110728-0057910, RODCTN,

WITNESS my hand and seal, this 10thday of January, 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

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.

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

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY