WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,610.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hafez A. Ghobrial	New owner	15007045700
(NAME)	(NAME)	
3409 Whitesail Ct.		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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, Tabatha M. Snider, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hafez A. Ghobrial and Mariam A. Makar 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:

Being Lot No. 27-B, Zone Lot Division of Lot No. 27 on the Plan of Lakeshore Woods, Section 3, of record in Plat Book 6250, page 258, amending Plat Book 5200, page 621, 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 Tabatha M. Snider, unmarried, by deed of record in Instrument No. 20010906-0096689, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Tabatha M. Sinder by Victor Hazelwood as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20130307000226 92, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3349 Oak Trees Court, Nashville, TN 37013

(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:T20130018645 DEEDWARR
Recvd: 03/07/13 09:10 2 pgs
Fees:13.00 Taxes:176.16
20130307-0022693

Witness my hand this 28th day of February, 2013.

Tabatha M. Snider by Victor Hazelwood, her attorney in fact

her Attorney-in-fact.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 5th day of March, 2013 before me personally appeared Victor Hazelwood, the person who executed the foregoing instrument on behalf of Tabatha M. Snider, and acknowledged that he executed the same as the free act and deed of the said Tabatha M. Snider, through Power of Attorney granted he by the said Tabatha M. Snider.

Witness my hand and official seal at Franklin, Tennessee this 5th day of March, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017