WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/20/13 08:44 2 pgs
Fees:13.00 Taxes:51.43
20130520-0050333

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$13,900.00.

Affiant

Subscribed and sworn to before me this 16th day of May, 2013

Notary Public
My Commission expires: 7/6/15
(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:
Adel E. Ibrahem	SAME	093-16-0-118.00 & 093-16-0-119.00
2218 8th Avenue South		
Nashville, TN 37204		

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, **Nery A. Polanco Burgos, and Jose Casco**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Adel E. Ibrahem**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

81 Maury Street:
Being the west part of Lot No. 119 and the west part of the south half of Lot No. 118 on the plan of Maury & Claiborne's Addition, of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of said lots front together 52-1/2 feet on the easterly side of Maury and run back between parallel lines, along the north margin of Fain Street, 91.5 feet, more or less to a dead line.

Being the same property conveyed to Nery A. Polanco Burgos, and Jose Casco, by deed from Thomas O. Shute, Sr., on September 19, 2009, of record in Instrument Number 20091001-0091044, Register's Office for Davidson County, Tennessee.

Grantors warrant that they have never lived in the subject property as a married person(s) and that the subject property is not subject to any marital rights therein.

64 Fain Street:
Being the west 30 feet of the east 73.5 feet of Lot No. 119 and the west 30 feet of the east 73.5 feet of the south half of Lot No. 118 on the map of Maury and Claiborne's Addition, of record in Book 21, page 84 and 85, Register's Office for Davidson County, Tennessee, and described according to a survey made of Lewis D. Justice, Surveyor, June 20, 1945, as follows:

Beginning at a point in the north margin of Fain Street 91.5 feet east of the east margin of Maury Street at the southeast corner of the property conveyed to Emma Fleming by deed from Phil Cohen and wife, of record in Book 1282,page 349, said Register's Office; thence along Fleming's east line northerly 52.5 feet to a point; thence easterly 30 feet to a point which is 43.5 feet west of the west margin of an alley; thence southerly parallel to said alley and 43.5 feet west of the same, 52.5 feet to the north margin of Fain Street; thence with the margin of the same westerly 30 feet to the point of beginning.

Being the same property conveyed to Nery A. Polanco Burgos, and Jose Casco, by deed from Thomas Shute, on September 19, 2009, of record in Instrument Number 20091001-0091043, Register's Office for Davidson County, Tennessee.

Grantors warrant that they have never lived in the subject property as a married person(s) and that the subject property is not subject to any marital rights therein.

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

81 Maury Street:

- Subject to all matters as shown on the Plan of record in Book 21, page 84 and 85, Register's Office Davidson County, Tennessee.

64 Fain Street:

- Subject to all matters as shown on the Plan of record in Book 21, page 84 and 85, Register's Office Davidson County, Tennessee.

This is improved property known as: **81 Maury Street & 64 Fain Street, Nashville, TN 37210**

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 May 16, 2013.

Nery A. Polanco Burgos

Nery A. Polanco Burgos

Jose Casco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nery A. Polanco Burgos, and Jose Casco** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 16, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
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