WARRANTY DEED

The actual consideration or value for this transfer is $ 52,500.00

SAMY S IBRAHIM
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 31 day of JULY, 2013

NOTARY PUBLIC
My Commission Expires: 3-8-2016

LEROY JOHNSTON ELLIS III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BILL GARRETT, Davidson County
Trans:T20130068170 DEEDWARR
Recvd: 08/08/13 11:35 2 pgs
Fees:13.00 Taxes:194.25

20130808-0083282

This space for Register of Deeds

This Instrument Prepared by: Johnny Ellis, Attorney at Law, 3844 Old Hickory Blvd; Old Hickory, TN. 37138; 615.847.2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
SAMY IBRAHIM 5079 Preserve Blvd. Antioch, Tennessee 37013	New Owner	175 06 0A / 033.00CO

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by SAMY IBRAHIM unmarried, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **BOTROS MINA**, a married man, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

SAMY IBRAHIM, an unmarried man, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

BEING all of Lot No. 33 (Thirty Three) on the plan of Final Plat Phase I, Section II, The Preserve at Old Hickory, "Cluster Lot Subdivision" A Planned Unit Development, according to plat and survey appearing of record as instrument #20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for more complete details of the location and description of said Lot.

Being all the same property conveyed to Botros Mina, single, by deed from Ole South Properties, Inc. a Tennessee Corporation, by Deed dated June 23, 2010, and of record as Instrument #20100629-0050508, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. I do covenant with the said GRANTEE that I am 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. I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2013 Property taxes are to be assumed by the GRANTEE.

Declaration of Protective Covenants, Conditions and Restrictions of record as Instrument #20060824-0104548, and Instrument #20061208-0152023, Register's Office for Davidson County, TN; all Easements and records affecting the premises shown of record in the public records of Davidson County, Tennessee, including but not limited to those recited in the Deed of record as Instrument 20100629-0050508, Said Register's Office.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved property known as: 5079 Preserve Blvd., Antioch, TN 37013.

I BOTROS MINA, First being duly sworn according to law makes oath and says, that the property conveyed herein is not my principal residence nor the residence of my spouse or any dependant and this conveyance is not made to defeat the rights of any third party.

Sworn to and Witness my hand this 26th day of JULY, 2013.

BOTROS MINA
BOTROS MINA

STATE OF TENNESSEE }
COUNTY OF Wilson }

Personally appeared before me, E Ponce, a Notary Public in and for said County and State, the within named BOTROS MINA the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal and sworn to before me at Nashville, Tennessee this 26 day of JULY, 2013.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 19 Dec 2016

****

WARRANTY DEED

From: BOTROS MINA
a married man

To: SAMY IBRAHIM
an un-married man

Property:
5079 Preserve Blvd.
Antioch, TN. 37013

This Instrument was Prepared by:
Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
615-847-2000
johnny@ljelaw.com
www.ljelaw.com