BILL GARRETT, Davidson County
Trans:T20130100442 DEEDWARR
Recvd: 11/27/13 10:30 2 pgs
Fees:13.00 Taxes:555.00
20131127-0121735

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53044
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Magdy M. Abdalla 6349 Mt. View Road Antioch, TN 37013	US Bank, National Association 9321 Olive Blvd. St. Louis, MO 63132

TAX MAP-PARCEL NUMBERS: 150120A04100C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$150,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Rosmond Tyler as Executor of the Estate of Henry Williams, deceased, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Magdy M. Abdalla, married, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 716 on the Plan of Somerset, Phase IV of record in Book 7900, Pages 978 and 979, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Henry Williams, Jr., unmarried by Warranty Deed from Beazer Homes, Inc., d/b/a Phillips Builders, dated January 30, 1998, recorded February 4, 1998, of record in Book 10782, Page 864, Register's Office for Davidson County, Tennessee. The said Henry Williams, Jr., has since died. The Last Will and Testament of Henry Williams of record as Docket No. 13P-875 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Rosmond Tyler as Executor, and directed that subject property be sold.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Pages 978 and 979, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 7619, page 647, Book 7657, page 583, Book 7675, page 923, Book 8708, page 630, Book 10404, page 641, and Instrument No. 20060405-0039162 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 6349 Mt. View Drive, Antioch, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of November, 2013.

Rosmond Tyler

Rosmond Tyler as Executor of the Estate of Henry Williams , deceased

State of TENNESSEE

County of DAVIDSON

On this 25th day of November, 2013 , before me the undersigned authority, personally appeared Rosmond Tyler as Executor of the Estate of Henry Williams, deceased , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Sworn and subscribed before me this the 26th day of November, 2013

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.