BILL GARRETT, Davidson County
Trans:T20140000813 DEEDWARR
Recvd: 01/06/14 09:51 2 pgs
Fees:13.00 Taxes:516.15
20140106-0001035

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 139,500.00

Ebraheem Shaker
Affiant

Subscribed and sworn to before me, this 27th day of December, 2013.

Notary Public

My commission expires: 1/26/16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
EBRAHEEM SHAKER	**US BANK, NATIONAL ASSOCIATION**	**149030A09500CO**
2933 SPLIT OAK TRAIL	**3301 RIDER TRAIL SOUTH**	
ANTIOCH, TN 37013	**EARTH CITY, MO 63045**	

FOR AND IN 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 ACKNOWLEDGE, WE,

MEDHAT SAYED and wife, SAMIA ARAFA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EBRAHEEM SHAKER AND WIFE, MAGDA GAMAL

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. 52 on the Plan of Chelsea Village Addition, Section Four, as of record in Plan Book 9700, page 110, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

BEING THE SAME PROPERTY CONVEYED TO MEDHAT SAYED AND WIFE, SAMIA ARAFA BY WARRANTY DEED FROM ANGEL F. ANTONIO AND WIFE, SHERYL JOY G. ANTONIO, DATED 05/23/2005 AND RECORDED ON 05/26/2005 IN INSTRUMENT NUMBER 20050526-0059429 SAID REGISTER'S OFFICE SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2933 SPLIT OAK TRAIL, ANTIOCH, TN 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 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 in 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.

Witness my/our hand(s) this 27th day of December, 2013.

MEDHAT SAYED

SAMIA ARAFA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MEDHAT SAYED and SAMIA ARAFA, the within named Grantor(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, at office, this 27th day of December, 2013.

Notary Public

My Commission Expires: 1/26/16

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY