WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/04/14 14:47 2 pgs
Fees:13.00 Taxes:527.25
20140204-0009987

JENNIFER R. PIERCE
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, **$142,500.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 30th day of January, 2014

Notary Public
My Commission expires: 11-6-17
(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:
Malak Abd Malak	US Bank National Association	149-12-B-40CO
1505 Overcreek Drive	3180 Rider Trail	
Nashville, TN 37217	Earth City, MO 63045	

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, **Mariem Danial and Adel Aziz, wife and husband,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Malak Abd Malak and wife, Hala Youssef,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being all of Lot No. 40, on the plan of Phase 2, Forest Cove, according to plat and survey appearing of record in Plat Book 9700, Pages 976 and 977, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to MARIEM DANIAL AND ADEL AZIZ, wife and husband from ALBERT SANDERSON, UNMARRIED by Warranty Deed on December 9, 2011, of record in Instrument Number 20111216-0098230, Register's Office for Davidson County, Tennessee. Also see Quitclaim Deed of record in Instrument Number 20140204-0009986 **, Register's Office for Davidson County, Tennessee.**

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

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 9700, Pages 976 and 977, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11149, Page 641, as amended in Book 11313, Page 436, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Forest Cove Homeowner's Association, Inc., of record in Instrument Number 20000407-0035204, Register's Office for Davidson County, Tennessee.
- Charter of Forest Cove Homeowner's Association, Inc., of record in Book 11595, Page 877, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 437, Page 21; Book 11540, Page 798; Book 2244, Page 13; Book 3463, Page 126; Book 3852, Page 679; Book 4607, Page 484 and Book 7269, Page 389, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1505 Overcreek Drive, Nashville, TN 37217**

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 January 30, 2014.

MARIE DANIAL
Mariam Danial

ADEL AZIZ
Adel Aziz

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mariem Danial and Adel Aziz, wife and husband** 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 January 30, 2014

My commission expires: 11-6-17

Notary Public

JENNIFER R. PIERCE
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.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE