This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14040

BILL GARRETT, Davidson County
Trans:T20140014370 DEEDWARR
Recvd: 03/03/14 10:19 3 pgs
Fees:18.00 Taxes:610.50
20140303-0017655

Send Tax Bills To:
US Bank National Association
3180 Rider Trail South
Earth City, MO 63045

New Owner is:
Essam Saad
2137 Forge Ridge Circle
Nashville, TN 37217

MAP: 135-06-0A-010.00

PARCEL: 010.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Yasmin A. Salman and Mohamed A. Salama, wife and husband**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Essam Saad and wife, Hala Gaber**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **2137 Forge Ridge Circle, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot Number 10, on the Plan of Resubdivision of Lot 1, Forge Ridge, of record in Plat Book 9700, Pages 295 and 296 and Correction Instrument of record in Book 10316, Page 880, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Yasmin A. Salman and Mohamed A. Salama by Warranty Deed from Dhaval Patel and wife, Priya Patel dated 6/14/04 and recorded 7/12/04 in Instrument Number 20040712-0082626, Register's Office for Davidson County, Tennessee.

YS by MS A.I.F
MS

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of February, 2014.

GRANTOR(S):
Yasmin A. Salman by Mohamed A. Salama her Attorney in fact

YASMIN A. SALMAN BY MOHAMED A. SALAMA, HER ATTORNEY IN FACT

Mohamed A. Salama

MOHAMED A. SALAMA

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mohamed A. Salama**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of February, 2014.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Mohamed A. Salama**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Yasmin A. Salman,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20140303-0017654, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 26th day of February, 2014.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$165,000.00**.

AFFIANT

SWORN TO and subscribed before me this 26th day of February, 2014.

NOTARY PUBLIC
My commission expires:_____

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017