WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140015053 DEEDWARR
Recvd: 03/05/14 11:09 2 pgs
Fees:13.00 Taxes:447.70
20140305-0018477

STATE OF NEVADA
COUNTY OF CLARK

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Sherry Casebolt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/12/2016
(AFFIX SEAL)

JESSICA WATSON
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 05-100802-1
My Appt. Expires May 12, 2016

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherry Casebolt	CMG Mortgage, Inc	15003001600
(NAME)	(NAME)	
3404 Harvest Court	3160 Crow Canyon Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140112

For and 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 acknowledged, **WE, SHERIF M. IBRAHIM AND WIFE, AMIRA I. TADROS AND NASSEF HABIB, MARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **SHERRY CASEBOLT AND STEPHEN CASEBOLT, WIFE AND HUSBAND**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 2 on the Plan of The Country, Section 1, of record in Plat Book 4955, page 48, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee dated August 20, 2012 and filed of record in Instrument 20120828-0077345, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Secretary of Housing and Urban Development by Special Warranty Deed from Federal National Mortgage Association dated February 5, 2013 and filed of record in Instrument 20130225-0018443, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Sherif M. Ibrahim and wife, Amira I. Tadros by Cash Deed from Shaun Donovan, Secretary of HUD, dated August 27, 2013 and filed of record in Instrument 20130828-0090913, Register's Office for Davidson County, Tennessee. The said Sherif M. Ibrahim and wife, Amira I. Tadros conveyed subject premises to Sherif M. Ibrahim and wife, Amira I. Tadros and Nassef Habib by Quitclaim Deed dated August 27, 2013 and filed in Instrument 20131125-0120782, Register's Office for said County.

Eman Youssef, spouse of Nassif Habib, did not join in this conveyance as she never resided at this property.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 5111, page 606, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 3404 Harvest Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 28th day of February, 2014.

Nassef Habib

Sherif M. Ibrahim

Amira I. Tadros

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Sherif M. Ibrahim and wife, Amira I. Tadros and Nassef Habib, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2014.

Commission expires: 4/19/17

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public