This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1014**

BILL GARRETT, Davidson County
Trans:T20140015411 DEEDWARR
Recvd: 03/06/14 11:21 2 pgs
Fees:13.00 Taxes:370.00
20140306-0018909

WARRANTY DEED

THIS INDENTURE, made and entered into this **2/25/2014**, by and between Melissa Gann, f/k/a Melissa Jablonski **and Jerry Gann, Wife and Husband**, parties of the first part, and **Gamal Abd Elwahed, a married man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Piccadilly Square, Phase I, of record in Book 5200, page 720, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Melissa Gann, f/k/a Melissa Jablonski by Deed from Lanny L. Birdsong, married, dated July 16, 1999, filed in Book 11576 Page 516, Register's Office for Davidson County, Tennessee. Melissa Gann, and Melissa Jablonski, **are one and the same.**

Jerry Gann joins in to convey any martial rights in said property.

This conveyance is made subject to:

Parcel ID # **149-2-A1CO**
☒ **Improved 533 Piccadilly Row, Antioch, TN 37013**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Melissa Gann F/K/A Melissa Jablonski

By Jerry Gann as Attorney in Fact

Melissa Gann Jerry Gann

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Melissa Gann* and Jerry Gann** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained, as his/her free Act and Deed.

Witness my hand and Notarial Seal this 25th day of February, 2014..

REBECCA T. CARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Rebecca T. Carland
Notary Public

My Commission Expires: 5/8/17

* Jerry Gann acknowledged that he is the Attorney-in-fact for Melissa Gann, and that as said Attorney-in-fact he executed the foregoing instrument by signing the name of Melissa Gann as her free act and deed.

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Owner's Name: **Gamal Abd Elwahed**

and Address: **533 Piccadilly Row, Antioch, TN 37013**

Mail tax bills to: Gamal Abd Elwahed
533 Piccadilly Row
Antioch, TN 37013

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$100,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

REBECCA T. CARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 25th day of February, 2014..

Rebecca T. Carland
Notary Public

My Commission Expires: 5/8/17