Prepared By:
REALTY TITLE
6525 Quail Hollow, Suite 115
Memphis, TN 38120
(901) 260-4055

Return To:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood. TN 37027

BILL GARRETT, Davidson County
Trans:T20140038099 DEEDWARR
Recvd: 06/02/14 09:42 3 pgs
Fees:18.00 Taxes:1017.50
20140602-0046996

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Ahmad Swaies and wife Amani Aljammal, ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto Mohammed Abuqayas and Nicole Alhasan, husband & wife, ("Grantee") the following described property being situated in Shelby County, TN, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section One Westchase of record in Plat at Instrument No. 20021203-0148525, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Derivation Clause: Being the same property conveyed to Ahmad Swaies and wife, Amani Aljammal by deed from Phillip Charles Hampton, an unmarried man of record in Instrument No. 20061030-0134245 Register's Office for Davidson County, Tennessee, dated October 30, 2006 and recorded on October 30, 2006.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below or on the attached legal description; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record, upon which the improvements do not encroach; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument this 15 day of May, 2014.

Amani Aljammal

RT File No. 14010456

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, a Notary Public in and for said State and County, Amani Aljammal, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of May, 2014.

Linda J. Boone
Notary Public

My Commission Expires: 12-17-16

(SEAL)

LINDA J. BOONE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tax Parcel ID Number: 114-07-0B-008.00		
Property Address: 620 Wheatfield Court Nashville, Tennessee 37209	**Owner Name and Address**: Mohammed Abugayas and Nicole Alhasan 620 Wheatfield Ct Nashville TN 37209	**Send Tax Bills To**: New owner

Valuation Affidavit:

I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $275,000.- ~~$290,750.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jessica Spanuello
Affiant

Subscribed and sworn to before me this 15th day of May, 2014.

Notary Public

My Commission Expires: 9/21/15

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Return To:
~~American Title & Escrow~~

Return To:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood. TN 37027

RT File No. 14010456

Ahmad Swaies

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said State and County, Ahmad Swaies, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4 day of May, 2014.

Notary Public

My Commission Expires:

(SEAL)

SAMER HAFEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
June 21, 2016

RT File No. 14010456