WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140042476 DEEDWARR
Recvd: 06/16/14 14:28 2 pgs
Fees:13.00 Taxes:499.50
20140616-0052365

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2014.

Valerie L. Kane
Notary Public

MY COMMISSION EXPIRES: 6-4-17
(AFFIX SEAL)

VALERIE L. KANE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fadl Nageib	Fadl Nageib	149-06 81.00
(NAME)	(NAME)	
3001 Split Oak Trl	3001 Split Oak Trl	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Nabil Attana and Amany Faheem**, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fadl Nageib and Mariam N. Shabana**, husband and wife, 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:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, being known and designated as Lot No. 71 on the Plan of Oakwood Subdivision, Phase Two, Section One, of record in Book 7900 Page 126, Register's Office for Davidson County, TN to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Nabil Attana and Amany Faheem, wife and husband, by Special/Limited Warranty Deed from Federal Home Loan Mortgage Corporation, dated September 8, 2009, of record in Instrument No. 20091202-0110170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 7900, page 126; Restrictions of record in Book 7981, page 478, corrected in Book 8313, page 17; Book 9237, page 1; Book 8038, page 838; Book 8191, page 324; Book 9781, page 987; Book 10650, page 785 and Book 8191, page 323; By-Laws of record in Book 7981, page 519; Articles of Incorporation/ Charter of record in Book 7954, page 508; Book 7981, page 474 and Book 8013, page 624; Easement for ingress-egress of record in Book 4411, page 243; and Easement for sanitary sewers and/or storm drainage of record in Book 6269, page 197 and Book 6298, page 582; all matters appearing of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3001 Split Oak Trl, 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, 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 12th day of June, 2014.

Nabil Attana

Amany Faheem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Nabil Attana and Amany Faheem, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that * executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 2014.

Notary Public

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

My Commission Expires: