BILL GARRETT, Davidson County
Trans:T20140048069 DEEDWARR
Recvd: 07/07/14 10:50 2 pgs
Fees:13.00 Taxes:443.82

20140707-0059335

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $119,952.00

Aisha Hall
Affiant

PAIGE B. MAYERCIK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 27th day of June, 2014.

Paige B. Mayercik
Notary Public
My commission expires: 11-22-2014

06-1404-75607

Address of New Owner:	Send Tax Bills to:	Tax Information
Nabil F. Ibrahim	US Bank N.A.	150-09-0-A-168.00-CO
3501 Calais Circle	3301 Rider Trail	
Antioch TN 37013	Earth City, MO 36045	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Janeth Keyser, unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nabil F. Ibrahim and Azza F. Ibrahim, husband and wife** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 332, on the Plan of Forest View Park, Section X, Phase One, of record in Book 7900, Page 356, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janeth Keyser, a single person by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated March 5, 2010, recorded March 10, 2010, of record in Instrument No. 20100310-0018348, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **3501 Calais Circle, Antioch, TN 37013**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of June, 2014.

Janeth Keyser

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janeth Keyser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Antioch, TN, this 27th day of June, 2014.

Notary Public

My Commission expires: 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15