WARRANTY DEED VB2014 0123 Davidson County DEEDWARR Recvd: 07/15/14 12:21 2 pgs Fees:13.00 Taxes:222.00 **20140715-0062367**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $60,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 14TH DAY OF JULY, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO	MAP-PARCEL NUMBER:
Samy N. Badie Abdel - Masih **307 Honeyhill Drive** **Nashville, TN 37217**	**Samy N. Badie Abdel - Masih** **5629 Deer Valley Trail** **Antioch, TN 37013**	**135 05 0 015.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Hatem N. Ibrahim, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Samy N. Badie Abdel - Masih and wife, Fadia Habib Boutros, as tenants by the entirety with right of survivorship, *(hereinafter called "Grantee")*, a certain tract or parcel of land in the Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Lot No. 20 of Town Park Estates Subdivision of record in Plat Book 3300, Page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Hatem N. Ibrahim, by Warranty Deed from Joseph T. Carson and wife, Carolyn G. Carson, dated October 22, 1999, recorded October 25, 1999 of record in Book 11715, Page 179, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **307 Honeyhill Drive, Nashville, TN 37217**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee;
(2) All restrictions of record;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 3300, Page 64;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his 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,

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 14th day of July, 2014.

GRANTOR:

Hatem N. Ibrahim
By: Husam N. Ibrahim, Attorney in Fact[1]
By Husam N. Ibrahim Attorney in Fact

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned. a Notary Public in and for said County and State, personally appeared Husam N. Ibrahim, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Hatem N. Ibrahim, and acknowledged that he executed the same as the free act and deed of the said Hatem N. Ibrahim.

WITNESS my hand and seal, this 14th day of July, 2014.

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Julie Coone, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

[1] Power of Attorney of record in Instrument No. 20110728-0057910, Davidson County Register of Deeds.