Davidson County DEEDWARR
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Fees:23.00 Taxes:303.40
20140805-0069941

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Christy Yeager
All Star Title, Inc.
6225 Smith Avenue
Suite 202
Baltimore, MD 21209
Telephone: 410-580-0666 Fax: 410-580-0600
File No. AST-14-9082

M/ PARCEL# 150 09 0 133.00

Property Address:
2969 OWENDALE DRIVE, ANTIOCH, TN 37013
(Davidson County)

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **GEOFFREY JAMES PIMENTEL and CATHERINE SUSAN PIMENTEL**, husband and wife, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **NAFEI MASSOUD**, an unmarried person, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17, on the Plan of Section Four, Phase Two, Forest View Park, of record in Book 5200, Page 674, Register's Office for said County, to which plan reference is hereby made for a more complete description.

The improvements thereon being known as 2969 Owendale Drive, Antioch, TN 37013.

BEING the same property conveyed to Geoffrey James Pimentel and wife, Catherine Susan Pimentel from Gail Carvalho, unmarried, by Warranty Deed dated July 7, 2000, and recorded on July 12, 2000, as Document No. 200007120069099.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Gail Carvalho, unmarried, dated July 7, 2000, and recorded July 12, 2000, in the Register of Deeds for the County of Davidson, as Document No. 200007120069099.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2014 shall be [**X**] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [**X**] is not a part of the homestead of Grantors, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 31st day of July, 2014.

_____{Seal}
GEOFFREY JAMES PIMENTEL

_____{Seal}
CATHERINE SUSAN PIMENTEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of July, 2014, before me the undersigned officer, personally appeared GEOFFREY JAMES PIMENTEL and CATHERINE SUSAN PIMENTEL, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

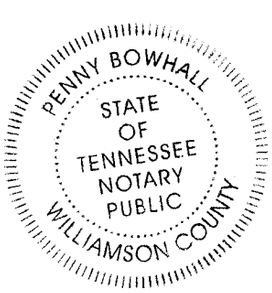
_____
Notary Public

My Commission expires: 11-05-17

Grantors' Name, Address, Phone:
GEOFFREY JAMES PIMENTEL and
CATHERINE SUSAN PIMENTEL
512 LAWRENCE AVENUE
CHAPEL HILL, TN 37034

Grantee's Name, Address, Phone:
NAFEI MASSOUD
2969 OWENDALE DRIVE
ANTIOCH, TN 37013

SEND TAX STATEMENTS TO THE GRANTEE.



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ $2,000.00

X _____
Affiant

Subscribed and sworn to before me, this the 1 Day of AUG. 2014

_____
Notary

PENNY BOWHALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

11-05-17

Certificate of Authenticity

I, Cathy Smith, 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.

Signature

State of MD

County of BALTIMORE

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

Notary's Signature

My Commission Expires: 3/15/15.

Notary's Seal (If on paper)

RENAY ROTHSTEIN NOTARY PUBLIC MY COMMISSION EXPIRES MAR. 15, 2015 BALTIMORE CO., MD