BILL GARRETT, Davidson County
Trans:T20140061581 DEEDWARR
Recvd: 08/20/14 11:24 2 pgs
Fees:13.00 Taxes:769.60
20140820-0075755

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 15th day of August, 2014, by and between Latifkhon H Fayzullayev and Irina Sulemina, husband and wife, party of the first part, and Fathy Youssef and Sally Tawfik, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 339 on the plan of the Final Plat, Section Four, Oak Highlands, a Planned Unit Development, as of record in Instrument No. 20040128-0010661, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Latifkhon H. Fayzullayev, unmarried, by Warranty Deed from Yazdian Construction, Inc., a Tennessee corporation, dated April 27, 2006, of record in Instrument No. 20060501-0049709, Register's Office for Davidson County, Tennessee for the consideration of $225,000.00. AND Being the same property conveyed to Latifkhon H. Fayzullayev and wife, Irina Sulemina, by Quitclaim Deed from Latifkhon H. Fayzullayev, dated February 28, 2012, of record in Instrument No. 20120305-0018742, Register's Office for Davidson County, Tennessee for the consideration of $-0-.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in** N/A **all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Latifkhon H Fayzullayev

Irina Sulemina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Latifkhon H Fayzullayev and Irina Sulemina, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of August, 2014.

Notary Public



My Commission Expires: _____

Property Owner & Address: Fathy Youssef and Sally Tawfik

Tax Parcel No 173040A37100CO

Property Address: 5554 Oak Chase Drive
Antioch, TN 37013

MAIL TAX BILLS TO: F & M Bank
50 Franklin Street
Clarksville, TN 37040

Firm File #: 20140703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $208,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Coreen Newcomb
AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of August, 2014.

Notary Public

My Commission Expires:_____