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

Davidson County DEEDWARR
Recvd: 09/05/14 15:44 3 pgs
Fees:18.00 Taxes:296.00
20140905-0081717

WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of September, 2014, by and between Ted Wilburn, single, party of the first part, and Magdy Mussa, and Amera Gerges, 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:

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 number 288 on the Map of Miro Meadows, Second Addition, as of record in Book 1424, Page 112 (erroneously written as Book 1425 in previous documents) Register's Office for Davidson County, Tennessee, described as follows:

Said lot number 288 fronts 82 feet on the northerly side of Thompson Place and runs back between lines measuring 180.7 feet on the easterly line and 184.2 feet on the westerly line to a dead line in the rear on which it measures 90 feet.

Being all or part of the same property conveyed to Ted Wilburn by virtue of that certain Deed dated April 22, 2013, at Instrument No. 20130424-0040867 in the Register's Office of Davidson County, Tennessee.

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 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.

Ted Wilburn By Tom Wilburn
Ted Wilburn, by Tom Wilburn Attorney In Fact
ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Tom Wilburn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Tim Wilburn and acknowledged that he executed the same as the free act and deed of the said Tim Wilburn.

WITNESS my hand and official seal at office this 5th day of September, 2014.

Notary Public

GAIL HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN My Comm. Expires January 23, 2016

My Commission Expires: _____

Property Owner & Address:	Magdy Mussa 1212 Thompson Place Nashville, TN 37217
Tax Parcel No	10713008300
Property Address:	1212 Thompson Place Nashville, TN 37217
MAIL TAX BILLS TO:	US Bank Home Mortgage PO Box 20005, Owensboro, KY 42304-0005

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 $80,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 5th day of September, 2014.

Notary Public

GAIL HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN My Comm. Expires January 23, 2016

My Commission Expires:_____

Certificate of Authenticity

I, S.J. Beaubouef, 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 Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef 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: A.R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JUNE 21 2016