WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Angela Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2014.

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebekah Hunter	Movement Mortgage, LLC	086-10-0-046.00
(NAME)	(NAME)	
3514 Mangnum Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sherif Ibrahim, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rebekah Hunter and Travis Hunter, wife and husband, hereinafter called the Grantees, their heirs 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. 74 on the Plan of Resubdivision of Lots 73 & 74 on the plan of Chapelwood, Section 2 of record in Plat Book 5200, Page 83, as amended in Book 5190, page 212, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sherif Ibrahim and Andro Abdelsayed, by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20130510-0047609, Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on May 10, 2013. Also being the same property conveyed to Federal Home Loan Mortgage Corporation by Trustee's deed from Wilson & Associates, PLLC, Successor Trustee of record in Instrument No. 20120611-0050521 Register's Office for Davidson County, Tennessee, dated June 07, 2012 and recorded on June 11, 2012. Being the same property conveyed to Sherif Ibrahim, by Quitclaim Deed from Andro Abdelsaved, of record in Instrument No.: 20140707-0059702, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☐ property, known as 3512 - 3514 Magnum Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

BILL GARRETT, Davidson County
Trans: T20140097673 DEEDWARR
Recvd: 12/31/14 14:48 2 pgs
Fees: 13.00 Taxes: 440.30

20141231-0119418

Witness my hand this 29th day of December, 2014.

Sherif Ibrahim

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of December, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sherif Ibrahim**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,



