WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magdi Hanna	SAME AS NEW OWNER (NAME)	043040A02800CO &
1101 Murfreesboro Pk #104 (ADDRESS)	(ADDRESS)	043040A02900CO
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Austin Mark Writesman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Magdi Hanna, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 28 AND 29 ON THE FIRST REVISION FINAL PLAT OF CLUSTER LOT SUBDIVISION RIVER LAND, SECTION 1, PHASE 1 (F/K/A WINDSTAR ESTATES, SECTION 1, PHASE 1), A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 20060918-0115492, 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 PART OF THE SAME PROPERTY CONVEYED TO AUSTIN MARK WRITESMAN BY DEED FROM FIRST TENNESSEE BANK, NATIONAL ASSOCIATION OF RECORD IN INSTRUMENT NO. 20131223-0128943, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 728 & 732 River Landing Way, Old Hickory, TN 37138
(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.

Witness my/our hand(s) this 4th day of February, 2015.

BILL GARRETT, Davidson County
Trans:T20150009482 DEEDWARR
Recvd: 02/06/15 10:08 2 pgs
Fees:13.00 Taxes:214.60
20150206-0011246

WARRANTY DEED
(Continued)

Austin Mark Writesman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Austin Mark Writesman, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of February, 2015.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072