BILL GARRETT, Davidson County
Trans:T20150018302 DEEDWARR
Recvd: 03/13/15 09:15 2 pgs
Fees:13.00 Taxes:629.00
20150313-0021591

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14607

Send Tax Bills To:
US Bank Home Mortgage
3301 Rider Trial S.
Earth City, MO 63045

New Owner is:
Fayez Sharobeem
3217 Grace Crest Point
Nashville, TN 37217

MAP: 135-10-0C

PARCEL: 123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Noemi C. Marchante and husband, Edwin Marchante**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Fayez Sharobeem and Thanaa Tadres**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **3217 Grace Crest Point, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 103 on the Final Plat of Ransom Park, Section Five, of record in Instrument Number 20041118-0138647, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Noemi C. Marchante and husband, Edwin Marchante by Warranty Deed from Fischer & Ford Group, LLC, dated 12/29/06 and recorded 1/2/07 in Instrument Number 20070102-0000159, Register's Office for Davidson County, Tennessee.

Ncm - E.M.
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of February, 2015.

GRANTOR(S):

Noemi C Marchante
NOEMI C. MARCHANTE

Edwin Marchante
EDWIN MARCHANTE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Noemi C. Marchante and Edwin Marchante**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27th day of February, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$170,000.00**.

AFFIANT

SWORN TO and subscribed before me this 27th day of February, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 11, 2017

NOTARY PUBLIC
My commission expires:_____