BILL GARRETT, Davidson County
Trans:T20150023804 DEEDWARRSP
Recvd: 04/01/15 10:11 4 pgs
Fees:23.00 Taxes:407.00
20150401-0028073

This Instrument Prepared By.

David R. Whittaker, BPR No. 21754
102 Woodmont Blvd. Suite 520
Nashville, TN 37205
615-630-6584

Name and Address of New Owner:	**Name and Address of Entity Responsible for Payment of Real Property Taxes**	**Tax Map Parcel No.:**
MAGDI ZAKHARI 9717 Glen Eden Court Brentwood, TN 37027	MAGDI ZAKHARI 9717 Glen Eden Court Brentwood, TN 37027	162 010 024.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS Dollars ($ 10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Lee E. Clawser and Ruth Annette Barley, Devisees under the Will of Paul A. Clawser, herein called "Grantors", have this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto Magdi Zakhari, married, (herein called "Grantee") the following described property, having an address of 204 Raywood Court, Nashville, TN 37211, and being situated and located in Davidson County, Tennessee, to wit:

See the Attached Exhibit A for the Property Description

BEING the same property conveyed to Paul A. Clawser by deed from Larry McBride and wife, Sue McBride, of record in Book 4956, page 734, Register's Office for Davidson County, Tennessee. The said Paul A. Clawser died testate on August 6, 2014.

Source of Grantors' interest is the Last Will and Testament of Paul A Clawser, of record in Davidson County Probate Court, Docket No: 14P1456, Date of Entry October 1, 2014.

Lee E. Clawser and Lee Edwin Clawser being one and the same person. Ruth Annette Barley and Ruth Annette Clawser Barley being one and the same person.

The above-described property is improved property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantors covenant that Grantors will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantors but not further nor otherwise.

The words "Grantors" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 30TH day of MARCH, 2015.

GRANTOR:

LEE E. CLAWSER

GRANTOR:

RUTH ANNETTE BARLEY

STATE OF Pennsylvania

COUNTY OF Lebanon

Before me, Jan E Kern of the State and County aforesaid, personally appeared LEE E. CLAWSER, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Grantor, and that he as such Grantor, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 30th day of March, 2015.

Jan E Kern Notary Public
My Commission Expires: Aug 15 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JAN E. KERN, Notary Public
North Cornwall Twp., Lebanon County
My Commission Expires August 15, 2017

STATE OF Pennsylvania

COUNTY OF Lebanon

Before me, JAN E KERN of the State and County aforesaid, personally appeared RUTH ANNETTE BARLEY, with whom I am personally acquainted [or proved to me on the basis of satisfactory evidence], and who, upon oath, acknowledged herself to be the within named Grantor, and that she as such Grantor, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 30th day of March, 2015.

Jan E Kern Notary Public
My Commission Expires: Aug 15 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JAN E. KERN, Notary Public
North Cornwall Twp., Lebanon County
My Commission Expires August 15, 2017

State of Tennessee
County of Davidson

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $110000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 31st day of March, 2015.

Notary Public
My Commission Expires: 8/23/16

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

BEING Lot No. 2 on the Plan of Bakwood Heights, as of record in Book 2854, page 97, Register's Office for said County.

SAID Lot No. 2 fronts 162.9 feet on the northerly side of Raywood Court, and extends back 127.5 feet on the easterly line and 194.4 feet on the westerly line, to a line in the rear, measuring 202.3 feet thereon.