THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/27/15 14:57 3 pgs
Fees:18.00 Taxes:647.50
20150527-0048725

ADDRESS NEW OWNER:
Magdy Awadalla & Amera Ata
3537 Dove Creek Rd
Nashville, TN 37013

MORTGAGEE:
Farmington Mortgage #300A
2002 Richard Jones Road
Nashville, TN 37215

SEND TAX BILLS:
Mortgagee
Farmington Mortgage #300A
2002 Richard Jones Road
Nashville, TN 37215

MAP-PARCEL:
MAP 150-12-0-A
PARCEL 140.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kelli L. McKitrick and husband, Sean Penn,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Magdy Awadalla and wife, Amera Ata,** 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. 652 on the Plan of Phase V-B Somerset, as of record in Plat Book 7900, page 575, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kelli L. McKitrick, married, by Warranty Deed dated August 27, 2012, from Ulos K. Anderson and wife, Loretta C. Anderson, filed of record in Instrument Number 20120829-0078164, Register's Office for Davidson County, Tennessee.

Sean Penn joins in this conveyance for the purpose of conveying all of their right, title and interest in and to said property which they may have marital or otherwise.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7619, Page 647, Book 7657, Page 583, Book 7675, Page 923, Book 7776, Page 826, Book 8201, Page 770, Book 8708, Page 630, Book 9036, Page 326, and Instrument Number 20060405-0039162; By-laws for Homeowners Association of record in Book 7619, Page 679, amended by Instrument Number 20090513-0044145; Right of Way easement of record in Book 6185, page 312; Charter for Homeowners Association of record in Book 7661, Page 37; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 7900, Page 575, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

This is improved property known as **3537 Dove Creek Rd Nashville, TN 37013**.

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 our hands this 19th day of May, 2015.

Kelli L. McKitrick
By: Sean Penn, Attorney-in-Fact
Attorney-in-fact

Sean Penn

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sean Penn, as Attorney-in-Fact for Kelli L. McKitrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 19th day of May, 2015.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sean Penn, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 01-09-16

JENNIFER CHANDLER COLE · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY

Certificate of Authenticity

I, Jennifer C. Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole 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: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER · NOTARY PUBLIC AT LARGE · DAVIDSON COUNTY, TENNESSEE