WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150044855 DEEDWARR
Recvd: 06/08/15 12:16 2 pgs
Fees: 13.00 Taxes: 802.90
20150608-0053488

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

GREG FAIRBASS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bassem Mouradeldin Eldaba	Bassem Mouradeldin Eldaba	174-11-A 119.00 CO
(NAME)	(NAME)	
1269 Blairfield Drive	1269 Blairfield Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Omia Ayoub and husband, Basem Gagall, a/k/a/ Basem Gagalla, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bassem Mouradeldin Eldaba and Vivian Nabel Mecheal Abdelmalak,** 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. 306, on the Plan of Cane Ridge farms, Phase One, Section Three, as shown on plat of record in Instrument No. 20020712-0084136, corrected in Instrument No. 20030210-0018021, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Omia Ayoub and husband, Basem Gagall, by Warranty Deed from Claudette Rogers, unmarried, dated June 16, 2006, of record in Instrument No. 20060621-0074009, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20020712-0084136, corrected in Instrument No. 20030210-0018021; Restrictions of record in Instrument No. 20000905-0087103; Instrument No. 20001204-0119093; Instrument No. 20010818-0088370; Instrument No. 20040319-0031603; Instrument No. 20041102-0131848; Instrument No. 20060112-0004819 and Instrument No. 20100526-0040558; Articles of Incorporation/ Charter of record in Instrument No. 20010815-0088360; Easement for water mains, access road, power line and appurtenances of record in Book 5078, page 476; Easement for transmission line of record in Book 4428, page 565; Easement to United Telephone Company of record in Instrument No. 20020123-0009340; and Conveyance to Homeowners Association for common area of record in Instrument No. 20010815-0088361, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1269 Blairfield Drive, Antioch, TN 37013
(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 this 3rd day of June, 2015.

Basem Magdy Gaballa
Basem Gagall

OMIA AYOUB
Omia Ayoub

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Basem Gagall and Omia Ayoub, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2015.

Valerie L Kane
Notary Public
My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

File No.: 20896