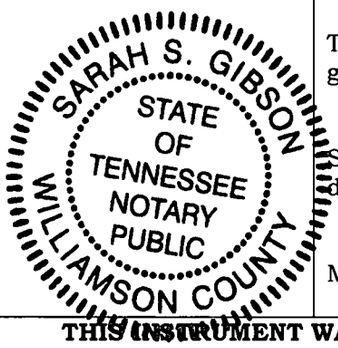
Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027



State of Tennessee
County of Davidson County

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

Affiant

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

Notary Public

My commission expires: 3-23-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Remon Gerges **Afaf Beshay**	**US Bank, N.A.**	**150-14-0B-048.00-CO**
4568 Hamilton Lane	**3180 Rider Trail South**	
Antioch, TN 37013	**Earth City, MO 63045**	

FOR AND IN 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, WE,

Magdi Hanna and Mary Mohareb, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Remon Gerges and Afaf Beshay, husband and wife,

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(s) 32, as shown on the map entitled Hamilton Church Subdivision, Phase II, of record as Instrument No. 20070425-0049479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to MAGDI HANNA AND WIFE, MARY MOHAREB, by deed from SOUTHEASTERN DEVELOPMENT ENTERPRISES, LLC, of record in Instrument No. 20140919-0086050, dated September 17, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **4568 Hamilton Lane, Antioch, 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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

BILL GARRETT, Davidson County
Trans:T20150066734 DEEDWARR
Recvd: 08/11/15 11:18 3 pgs
Fees:18.00 Taxes:647.50
20150811-0080288

Witness my/our hand(s) this 15th day of July, 2015.

Erian Goda Erian Goda for Magdi Hanna

Magdi Hanna
By Erian Goda, Attorney-in-Fact

Erian Goda Erian Goda for Mary Mohareb

Mary Mohareb
By Erian Goda, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Magdi Hanna and Mary Mohareb**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **July, 2015.**

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Erian Goda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact of Magdi Hanna and Mary Mohareb, the within named bargainors, and that he as such Attorney-in-Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of Magdi Hanna and Mary Mohareb by the said Erian Goda as Attorney-in-Fact.

Witness my hand, at office, this **31st** day of **July, 2015.**

Notary Public

My Commission Expires: 07-03-17

MELISSA LEDFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
July 3, 2017