BILL GARRETT, Davidson County
Trans:T20150073721 DEEDWARR
Recvd: 08/31/15 11:11 2 pgs
Fees:13.00 Taxes:632.70

20150831-0087981

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of August, 2015, by and between Germeen Yaacob formerly Germeen Barsoum, and Refaat Yaacob formerly Refaat Bishara, wife and husband, party of the first part, and Mina F Hanna, an unmarried man, party of the second part.

WITNESS: That for and in consideration of One Hundred Seventy One Thousand Dollars and no/100 Dollars ($171,000.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 132, Final Plat, Section Six, Ransom Park, as shown by plat and survey of record at Instrument No. 20041118-0138645, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being all or part of the same property conveyed to Germeen Barsoum and Refaat Bishara by virtue of that certain Deed of Correction Deed dated January 12, 2009, at Instrument No. 20090121-0005140, by Warranty Deed at Instrument No. 20081118-0113575 and Instrument No. 20080902-0089852 in the Register's Office of Davidson County, Tennessee. Germeen Yaacob is one and the same as Germeen Barsoum, and Refaat Yaacob is one and the same as Refaat Bishara.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2015Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Germeen Yaacob

Refaat Yaacob

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Germeen Yaacob and Refaat Yaacob, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of August, 2015.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Mina F Hanna

2857 Evergreen Ridge Point
Nashville, TN 37217

Tax Parcel No 135100C15600CO

Property Address: 2857 Evergreen Ridge Point
Nashville, TN 37217

MAIL TAX BILLS TO: Farmington Mortgage

2002 Richard Jones Road, Suite 300A
Nashville, TN 37215

Firm File #: 20150664

STATE OF
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $171,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of August, 2015.

Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY