BILL GARRETT, Davidson County
Trans:T20150079796 DEEDWARR
Recvd: 09/18/15 15:16 2 pgs
Fees:13.00 Taxes:366.30

20150918-0095221

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $99,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of September, 2015.

Notary Public
My commission expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

06-1505-76079

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Shehata Beshay	US Bank, NA	150-07-0-245.00
3225 Anderson Road	7601 Penn Ave. S. Suite A1	
Antioch TN 37013	Richfield, MN 55423	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Girgis Youssef and Erini Ryad, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Shehata Beshay**, married, hereinafter called the Grantees, their successors 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. 11-A, on the Plan of Zone Lot Division, Lots 9, 10 & 11, Section 1, Lakeshore Woods, of record in Book 5200, Page 502, as amended in Book 5800, Page 315, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Girgis Youssef and Erini Ryad, husband and wife by deed from Shannon R. Slocum, unmarried, dated May 17, 2013, recorded May 21, 2013, of record in Instrument No. 20130521-0051044, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3225 Anderson Road, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 16 day of September, 2015.

Girgis Youssef

Erini Ryad

Erini Ryad

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Girgis Youssef**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt Juliet, TN, this 16 day of September, 2015.

Notary Public

KATHLEEN A. TOMLINSON ★ NOTARY PUBLIC AT LARGE ★ WILSON CO. TENN.

My Commission expires: 12-27-15

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Erini Ryad**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Mt Juliet, TN, this 28th day of ~~August, 2015.~~

Notary Public

My Commission expires: 6-18-18

CHRISTI M. JOHNSTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ WILSON COUNTY