BILL GARRETT, Davidson County
Trans:T20150079956 DEEDWARR
Recvd: 09/21/15 09:17 2 pgs
Fees:13.00 Taxes:460.65
20150921-0095423

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 17th day of September, 2015, by and between Wafaa Seleem, an unmarried woman, party of the first part, and Christina Hawkins, a single woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) 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:

Land in Davidson County, Tennessee, being Lot No. 60A (erroneously referred to as Lot No. 60 in prior deeds), of the Zone Lot Division, Percy Priest Woods, Lot 60, Section III, Revised of record in Plat Book 5200, Page 638, as revised in Book 5200, Page 789 and Book 6250, Page 479, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Wafaa Seleem and Mamdouh Lawendy by virtue of that certain Special Warranty Deed dated June 21, 2006, at Instrument No. 20060807-0096499 in the Register's Office of Davidson County, Tennessee. Mamdouh Lawendy not being deceased.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am 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 2015 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 5200, Page 638 revised in Plat Book 5200, Page 789 and Plat Book 6250, Page 479, Book 5984, Page 865, Book 6097, Page 11, Book 6097, Page 11, Book 6560, Page 667, and Book 6353, Page 307 in the Register's Office of Davidson County, Tennessee.; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her 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.

Wafaa Seleem

Wafaa Seleem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 17th day of September, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Christina Hawkins

1113 Oakway Court
Nashville, TN 37214

Tax Parcel No 10816016900

Property Address: 1113 Oakway Ct
Nashville, TN 37214

MAIL TAX
BILLS TO: Franklin American Mortgage Company
501 Corporate Centre Drive
Suite 400
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $124,500.00 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 17th day of September, 2015.

Notary Public

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017