NEW OWNER:

Nader F Abdalmalak
Mariana Ibrahim
2400 Edencrest Drive
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-1045

Map 149 Group 15-0-A Parcel 066.00CO

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 11/03/15 09:04 2 pgs
Fees:13.00 Taxes:703.00
20151103-0111665

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety Thousand and 00/100 Dollars** (**$190,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JERED RUMSEY** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **NADER F ABDALMALAK AND MARIANA IBRAHIM, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 106, on the plan of Cambridge Forest, Section Two, as the same appears of record in Plat Book 9700, Page 672 and 673, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING the same property conveyed to Jered Rumsey, an unmarried man, by Warranty Deed from Syed N. Huda and Shahana Huda, dated August 10, 2010, and of record Instrument No. 20100830-0068585, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2400 Edencrest Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29th day of **October, 2015**.

Jered Rumsey
JERED RUMSEY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JERED RUMSEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **October, 2015**.

ERIKA PILCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Erika Pilcher
NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is $ **190,000.00** .

AFFIANT

Sworn to and subscribed to before me this 30th day of **October, 2015.**

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Ashlee D Page
NOTARY PUBLIC

My commission expires: 9-10-18

I, Crystal Santi, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY