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

Davidson County DEEDWARR
Recvd: 11/25/15 15:11 2 pgs
Fees:13.00 Taxes:391.46
20151125-0119944

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of November, 2015, by and between Emad Abd El Messeh, now known as Emad Michael, married, party of the first part, and Saber Hanna, married, 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:

Being Lot No. 167-A, Zone Lot drawing, on the plan of Harbor Gate, Section 2, Lots 165-169, of record in Plat Book 6250, Page 718, amending plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being all or part of the same property conveyed to Emad Abd El Messeh by virtue of that certain CASH Deed dated August 11, 2009, at Instrument No. 20090817-0076340 in the Register's Office of Davidson County, Tennessee. Katy Eskander joins to acknowledge the transfer of her marital interest in said property.

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, 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.

Emad Michael
Emad Michael

Katy Eskander
Katy Eskander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Emad Michael, formerly known as Emad Abd El Messeh, and Katy Eskander , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of November, 2015.

Notary Public

My Commission Expires: 9-10-18

Property Owner & Address: Saber Hanna

Tax Parcel No 13614018700

Property Address: 1005 Carla Ct
Nashville, TN 37217

MAIL TAX BILLS TO: Owner at Owner's Address

Firm File #: 20151049

STATE OF TN
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 $105,800.00 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 24th day of November, 2015.

Notary Public

My Commission Expires: 9-10-18

Certificate of Authenticity

I, Crystal Sarti, 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 Sarti 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