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 15:16 2 pgs
Fees:13.00 Taxes:658.60
20151125-0119960

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of November, 2015, by and between Antwan Khalil and Nermin Bassily, husband and wife, party of the first part, and Stanley Ross Jr, 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:

ALL THAT CERTAIN PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, AS MORE FULLY DESCRIBED IN DEED BOOK 9071, PAGE 145 AND DEED BOOK 10606, PAGE 678 ID#69.15-12 AND 69.15-38, BEING KNOWN AND DESIGNATED AS LOTS 1,"RESUBDIVISION OF LOT 12 AND PART OF RESERVED PARCEL OF HYDES FERRY PARK", FILED IN PLAT BOOK 6050, PAGE 595.

Being all or part of the same property conveyed to Antwan Khalil and Nermin Bassily by virtue of that certain Special Warranty Deed dated April 6, 2015, at Instrument No. 20150407-0030222 in the amount of $75,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to CitiMortgage, Inc. by virtue of Trustee's Deed dated September 17, 2014 at Instrument No. 20141002-0090821 in the amount of $117,460.90 in the said Register's Office.

Being the same property previously conveyed to Michael L. Holt and Sandra Holt by virtue of Warranty Deed dated April 29, 1993 at Book 9071, Page 145 in the amount of $15,000.00 and by Deed of Correction at Book 10606, Page 678 in the said Register's Office.

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.

Antwan Khalil

Nermin Bassily

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Antwan Khalil and Nermin Bassily, 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: Stanley Ross Jr

1616 Emerald Drive
Nashville, TN 37218

Tax Parcel No 06915001200

Property Address: 1616 Emerald Dr
Nashville, TN 37218

MAIL TAX BILLS TO: Owner at Property Address

Firm File #: 20151052

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 $178,000.00 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 24th day of November, 2015.

Notary Public

My Commission Expires: 9-10-18

Certificate of Authenticity

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