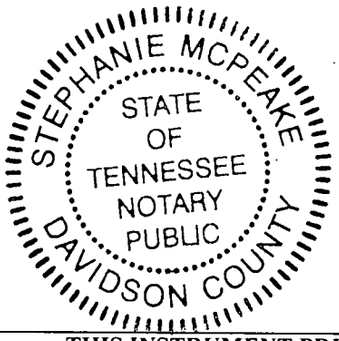
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson SW

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$164,700.00.**

Affiant

Subscribed and sworn to before me this 10th day of December, 2015.

~~Notary Public~~

My Commission expires: January 11, 2017
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Eid Estfanous	US Bank N.A.	135100C08100CO
3109 Deercreek Trail South	3180 Rider Trail South	
Nashville, TN 37217	Earth City, MO 63045	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ezzat M. Farag and wife, Hanan E Atia,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Eid Estfanous,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 75 on the Final Plat of Ransom Park, Section Four of record in Instrument Number 20040323-0032419, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ezzat M. Farag and wife, Hanan E Atia from US BANK, N.A. as Trustee by Special Warranty Deed on May 30, 2007, of record in Instrument Number 20070620-0073792, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20040323-0032419, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20000725-0073496 and 20011010-0110579, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20081210-0119250, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3109 Deercreek Trail South, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20150106506 DEEDWARR
Recvd: 12/17/15 10:10 2 pgs
Fees:13.00 Taxes:609.39
20151217-0126899

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 our hands this December 8, 2015.

Ezzat Farag
Ezzat M. Farag

Hanan Atia
Hanan E. Atia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ezzat M. Farag and wife, Hanan E Atia** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 8, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY