BILL GARRETT, Davidson County
Trans:T20150108565 DEEDWARR
Recvd: 12/23/15 13:39 2 pgs
Fees:13.00 Taxes:609.76
20151223-0129292

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 30th day of October, 2015, by and between Carter Realty Investments, party of the first part, and Efat Abdalla and Gehan Nashed, husband and wife, 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. 32 on the Map of the First Addition of Miro Meadows, as of record in Book 1424, Page 106, Register's Office for said County, to which map reference is here made for a more complete description.

Being all or part of the same property conveyed to Carter Realty Investments by virtue of that certain Warranty Deed dated February 27, 2015, at Instrument No. 20150304-0019009 in the Register's Office of Davidson County, Tennessee.

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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 1424, PAge 106 in said Register's Office, Tennessee; 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), their 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.

Christopher H Carter

Carter Realty Investments
Christopher H Carter, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, notary public, of the state and county mentioned, personally appeared CHRISTOPHER H. CARTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Partner, of CARTER REALTY INVESTMENTS, the within named bargainor, a partnership, and that such partner CHRISTOPHER H. CARTER, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as CHRISTOPHER H. CARTER.

WITNESS my hand and official seal at office this 30th day of October, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Efat Abdalla and Gehan Nashed
1207 Catina Drive
Nashville, TN 37217

Tax Parcel No 12001005500

Property Address: 1207 Catina Drive
Nashville, TN 37217

MAIL TAX BILLS TO: US Bank, N.A.
3180 Rider Trail South
Earth City, MO 63045

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 $164,800.00 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 30th day of October, 2015.

Charlotte A Burbank
Notary Public

My Commission Expires:

CHARLOTTE A BURBANK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
MY COMMISSION EXPIRES JUNE 27, 2016