WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/15 13:22 2 pgs
Fees:13.00 Taxes:499.50
20151229-0130593

JULIE COONEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $135,000.00.

Affiant

Subscribed and sworn to before me this 18th day of December, 2015

Notary Public
My Commission expires: 3-24-17
(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:
Esmat Melek	Pinnacle Bank	1500901330
1104 Coarsey Drive	150 3rd Avenue South Suite 900	
Nashville, TN 37217	Nashville, TN 37201 Loan # 15082296	

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, **Nafei Massoud, an unmarried person,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Esmat Melek and Madaha Terelbr,** their 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. 17, on the Plan of Section Four, Phase Two, Forest View Park, of record in Book 5200, Page 674, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nafei Massoud, an unmarried person from Geoffrey James Pimentel and Catherine Susan Pimentel by Warranty Deed on July 31, 2014, of record in Instrument Number 20140805-0069941, 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 in the estimated amount of $1,391.60 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 15009013300, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 674, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6220, Page 648 and Book 6312, Page 609, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 4347, Page 538 and Book 6444, Page 976, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2969 Owendale Drive, Antioch, TN 37013**

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.

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 18, 2015.

NAFEI MASSOUD

Nafei Massoud

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nafei Massoud, an unmarried person** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 18, 2015

My commission expires 5-24-17

Julie Coone
Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.