BILL GARRETT, Davidson County
Trans: T20160002343 DEEDWARR
Recvd: 01/11/16 11:05 2 pgs
Fees: 13.00 Taxes: 336.70
20160111-0002555

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 8th day of January, 2016, by and between Vickie Hayes*, unmarried, party of the first part, Marsa N Armanyous and Nader Abdallah, wife and husband, 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. 186 on Map of Miro Meadows, of record in Plat Book 1424, Page 94 and 95, Register's Office for said county, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Jesse E. Pena and Vickie Lee Hayes by virtue of that certain Quit Claim Deed dated November 28, 2005, at Instrument No. 20051209-0147910 in the Register's Office of Davidson County, Tennessee. Jesse E. Pena now being deceased.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am 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 I do further covenant and bind myself, my 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.

Vickie Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Vickie Hayes and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of January, 2016.

Notary Public

My Commission Expires: _____

* Vickie Hayes being also known as Vickie Lee Hayes

CRYSTAL SANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Property Owner & Address:	Marsa N Armanyous 903 Aladdin Dr. Nashville, TN 37217
Tax Parcel No	10714008300
Property Address:	903 Aladdin Drive Nashville, TN 37217
MAIL TAX BILLS TO:	Owner at Property Address

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 $91,000.00 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 8th day of January, 2016.

Notary Public

My Commission Expires:_____

CRYSTAL SANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019