BILL GARRETT, Davidson County
Trans:T20160003153 DEEDWARR
Recvd: 01/13/16 09:41 2 pgs
Fees:13.00 Taxes:277.50
20160113-0003480

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

Subscribed and sworn to before me this 11TH DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hesham F. Elqadi and wife, Lorianne Elqadi	Hesam Elqadi	10613005500
	(NAME)	
5225 Catspaw Dr.	5225 Catspaw Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Pamela Warf, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hesham F. Elqadi and wife, Lorianne Elqadi, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 ON THE PLAN OF GLENROSE PARK, AS OF RECORD IN BOOK 974, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 17 FRONTS 50 FEET ON THE WESTERLY SIDE OF ROSEMARY LANE AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SIDNEY RHEA BRAZIER AND WIFE, PEGGIE RUSSELL BRAZIER BY DEED FROM MAYMIE M. DRESSEL, A WIDOW, OF RECORD IN BOOK 4530, PAGE 861, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SIDNEY RHEA BRAZIER HAVING PREDECEASED PEGGIE RUSSELL BRAZIER. PEGGIE RUSSELL BRAZIER A/K/A PEGGIE GLOW BRAZIER HAVING DIED AS EVIDENCED BY PROBATE FILE 13P1115, PROBATE CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND CERTIFIED COPY OF THE LAST WILL AND TESTAMENT OF PEGGIE GLOW BRAZIER RECORDED IN INSTRUMENT NO. 20130725-0077104, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND UNDER ARTICLE III OF THE LAST WILL AND TESTAMENT OF PEGGIE GLOW BRAZIER, DECEASED, PROPERTY WAS DEVISED TO PAMELA WARF. PROBATE ORDER RECORDED IN INSTRUMENT NO. 20130725-0077103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WAS RECORDED AS A MUNIMENT OF TITLE VESTING TITLE IN PAMELA WHARF.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2135 Rosemary Lane, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 11th day of January, 2016.

Pamela Warf

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Warf, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of January, 2015.

Notary Public

My Commission Expires: 7/12/2018

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072