WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$162,500.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 27th day of January, 2016.

Notary Public
My Commission expires: 11-6-17
(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:
Sabri H. Ibrahim	US Bank N.A.	149-07-0C-030.00CO
3316 Clapham Road	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, **Modhat Nasim and wife, Jasiel Lovell,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sabri H. Ibrahim and Marsa Aziz, husband and wife,,** 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 all of Lot No. 30 on the Final Plat, Highlands of Chelsea village, Section Two, as shown by plat appearing of record in Instrument Number 20050615-0068393, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Modhat Nasim, unmarried from Department of Housing and Urban Development by Cash Deed for Tennessee, on March 25, 2010, of record in Instrument Number 20100409-0026944, 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 20050615-0068393, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8082, Page 329, as amended in Book 8083, Page 386; Book 8842, Page 434 and Instrument Number 20040930-0117682, Register's Office for Davidson County, Tennessee.
- Charter of Chelsea Village Homeowner's Association, Inc. of record in Book 8813, Page 162, Register's Office for Davidson County, Tennessee.
- Deed of conveyance to the Metropolitan Government of Nashville and Davidson County of record in Book 8127, Page 873; Book 8127, Page 878 and Book 8127, Page 913, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.
- Said Jasiel Lovell joins this conveyance to convey any and all interest she may have in the said property, including, but not limited to her marital interest.

This is improved property known as: **3316 Clapham Road, 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.

Davidson County DEEDWARR
Recvd: 01/29/16 15:42 2 pgs
Fees:13.00 Taxes:601.25
20160129-0009073

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 January 27, 2016.

Modhat Nasim
Modhat Nasim

Jasiel Lovell
Jasiel Lovell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Modhat Nasim and Jasiel Lovell** 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 January 27, 2016

My commission expires 11-5-2018

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

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.

Notary's Signature

My commission expires: 5-24-17

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