This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 02/18/16 15:19 2 pgs
Fees:13.00 Taxes:675.25
20160218-0015622

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of February, 2016, by and between Natalie Michele Busen and Robert Curtis Ball, party of the first part, and Salah Anis and Mariam Shehata, 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:

Land in Davidson County, Tennessee, being Lot No. 592 on the Plan of Kensington of Priest Lake, Section 2, as of record in Plan Book 6250, Page 592 and 593, Register's Office for said County, to which plat reference is hereby made for a more complete accurate legal description.

Being all or part of the same property conveyed to Natalie Michele Busen and Robert Curtis Ball by Order of record in the Seventh Circuit Court for Davidson County Probate Division, Nashville, Tennessee at Docket No. 15P2096, recorded in Davidson County Register's of Deeds Office at Instrument No. 20160121-0006417 and Will recorded at Instrument No. 20160121-0006419 in the said County. Being previously conveyed to Oliver David Gay and Margie F. Gay by virtue of that certain Warranty Deed October 7, 1996, at Book 10242, Page 817 in the Register's Office of Davidson County, Tennessee. Oliver David Gay and Margie F. Gay both being deceased. ** Sellers warrant that this property has not been used as their primary residence.**

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 6250, Pages 592-593 and Book 6632, Page 820 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.

Natalie Michele Busen

Robert Curtis Ball 2/17/16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 17th day of February, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Salah Anis

3916 Hillshire Drive, Antioch, TN 37013

Tax Parcel No 15003028100

Property Address: 3916 Hillshire Drive
Antioch, TN 37013

MAIL TAX BILLS TO: Owners 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 $182,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

SALAH ANIS 2-17-16
AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of February, 2016.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Sarti, 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 Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY