Davidson County DEEDWARR
Recvd: 04/20/16 15:09 3 pgs
Fees:18.00 Taxes:751.10
20160420-0038474

Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $203,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of April, 2016.

Notary Public
My commission expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

13-1602-132536

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ishak M. Moawad & Hakima Karsay 6025 Firelight Trail Nashville TN 37213	Same	176-05-0-B-078.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jill Goneke an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ishak M. Moawad and Hakima Karsay, husband and wife**, hereinafter called the Grantees, their successors and assigns, a 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. 173, on the Plan of Hickory Woods Estates, Section C, of record in Book 6900, Pages 884, 885, 886, and 887, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Angelica A. Bailey, unmarried and Jalil E. Jalilpour, unmarried by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee in Trust for the Registered Holders of Argent Securities, Inc., Asset Backed Pass-Through Certificates, Series 2005-W2, dated April 18, 2008, recorded June 5, 2008, of record in Instrument No. 20080605-0057692, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jill Goneke, an unmarried woman by deed from Angelica A. Bailey nka Angelica Bailey Rogers, married and Jalil E. Jalilpour, married, dated September 24, 2014, recorded October 3, 2014, of record in Instrument No. 20141003-0091717, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6025 Firelight Trail, Nashville, TN 37213.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 11th day of April, 2016.

Jill Goneke

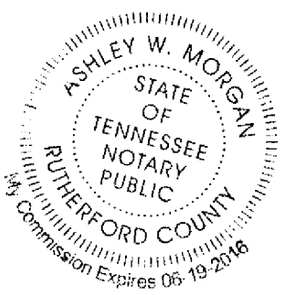
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jill Goneke**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 11th day of April, 2016.

Ashley W. Morgan
State of Tennessee at Large

My Commission expires: 06-19-16



COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

