WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046066 DEEDWARR
Recvd: 06/01/16 12:59 2 pgs
Fees:13.00 Taxes:604.95
20160601-0055047

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00

Anne L. Roddick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2016

A B Waddell
Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anne L. Roddick	Anne L. Roddick	11907007000
(NAME)	(NAME)	
702 Split Rail Drive	702 Split Rail Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mohab Khamis and Malak Salama,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anne L. Roddick, a Married Woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the plan of Section Two, Laurel Acres, of record in Book 2133, page 122, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Janet Lynn Warf, unmarried, by deed from Samuel E. Lepley and wife, Ruby M. Lepley dated 11/10/86, of record in Book 7036, page 727, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Mohab Khamis and Malak Salama by deed from Janet Lynn Warf, unmarried, dated 12/15/15, of record in Instr. No. 20151222-0128601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 taxes, prorated and assumed by the Grantee; all matters asset out on the plan of record; restrictive covenants of record in Book 2298, page 5, said Register's Office. Rights and claims of parties in possession; This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 2511 Ennis Road, 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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 31st day of May, 2016.

Mohab Khamis

Malak Salama

State of Tennessee
County of Williamson

Personally appeared before me Mohab Khamis and Malak Salama, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2016.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

File No.: 2016-045

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON