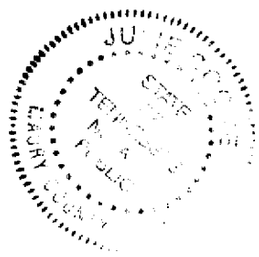
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/16 16:21 2 pgs
Fees:13.00 Taxes:490.25
20160606-0057054



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$132,500.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this ____ day of _____, 20___.

Notary Public
My Commission expires: 8-24-17
(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:
Hany Abdelmalak	U.S. Bank National Association	150090A16900CO
3503 Calais Circle	P.O. Box 7298	
Antioch, TN 37013	Springfield, OH 45501-7298	

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, **Mohsen Agaybi and wife, Irene Abdelshaheed,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hany Abdelmalak, Shereen Shafik**, 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 Lot No. 331, Section 10, FOREST VIEW PARK, as shown on plat of record in Plat Book 7900, Page 356, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mohsen Agaybi and wife, Irene Abdelshaheed from Jose R. Ramirez and wife, Liliana Ramirez by Warranty Deed on September 28, 2007, of record in Instrument Number 20071001-0116345, 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 in the estimated amount of $1,239.63 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 150090A16900CO, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Plat Book 7900, Page 356, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7505, Page 790; Book 7079, Page 472; Book 8550, Page 755 and Book 9029, Page 978, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 9190, Page 528; Book 9190, Page 532; Book 2244, Page 13; Book 3463, Page 126; Book 3852, Page 679; Book 8794, Page 151; Register's Office for Davidson County, Tennessee.

This is improved property known as: **3503 Calais Circle, Antioch, TN 37013**

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.

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 May 31, 2016.

Mohsen Agaybi

Mohsen Agayhi

Irene Agaybi

Irene Abdelshaheed

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mohsen Agaybi and wife, Irene Abdelshaheed** 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 May 31, 2016

My commission expires 5-24-17

Julie Coone

Notary Public

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.

Julie Coone

Notary's Signature

My commission expires: 5-24-17

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