Davidson County DEEDWARR
Recvd: 06/09/16 08:17 2 pgs
Fees:13.00 Taxes:203.50
20160609-0058167

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

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of June, 2016, by and between Integrity First Realty, LLC, a Tennessee Limited Liability Company, party of the first part, and Mohab Khamis 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:

Being part of Lot No. 16 on Map of the Nichol Property as of record in Book 31, Page No. 603, Register's Office for Davison County, Tennessee and a 20 foot strip of ground in th rear of said lot the entire tract being more fully described as follows:

Beginning in the center line of the 24th Avenue North, the northwest corner to Wesley Hyde property formerly owned by L. O. Moore; thence with Moore's west line north 50 feet, thence west 170 feet to the center line of 24th Avenue North; thence south along the center line of said avenue 60 feet to the beginning.

Being all or part of the same property conveyed to Integrity First Realty, LLC by virtue of that certain Warranty Deed dated June 08, 2015 at Instrument No. 20160608 0038110 in the Register's Office of Davidson County, Tennessee.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 31, Page 603 and Easement at Book 4084, Page 125; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

Integrity First Realty, LLC
By: JoSH Stewart, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared JoSH Stewart with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of Integrity First Realty, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Member he , executed the foregoing instrument for the purpose therein contained, by personally signing the name of Integrity First Realty, LLC as Member.

WITNESS my hand and official seal at office this 8th day of June, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Mohab Khamis
3201 River Walk Dr
Nashville, TN 37214

Tax Parcel No 08106035300

Property Address: 2014 24th Ave N
Nashville, TN 37208

MAIL TAX
BILLS TO: owner at owners 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 $55,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of June, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019