WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$182,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 22 day of July, 2016

Julie Coone
Notary Public
My Commission expires: 5-24-17
(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:
Eid Ibrahim	US Bank National Association c/o US Bank Home Mortgage	135100C01400CO
1881 Olive Circle	PO Box 7298	
Nashville, TN 37217	Springfield, OH 45501	

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, **Shokri Narouz and wife, Mariam Gayed,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Eid Ibrahim,** 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. 4 on the Final Plat of Ransom Park, Section One, of record in Instrument Number 20011023-0115381, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Shokri Narouz and wife, Mariam Gayed from Gary Cookston and wife, Wanda Gayle Cookston by Warranty Deed on December 27, 2012, of record in Instrument Number 20130104-0001377, 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 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 135100C01400CO, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Instrument Number 20011023-0115381, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20011010-0110579 and 20000725-0073496, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20081210-0119250, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1881 Olive Circle, Nashville, TN 37217**

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.

Davidson County DEEDWARR
Recvd: 07/22/16 10:41 3 pgs
Fees:18.00 Taxes:673.40
20160722-0075623

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 July 11, 2016.

Shokry Narouz

By: Shokry Narouz by NAFEE HANNA, Atty in fact
Nafee Hanna, Attorney in Fact

Mariam Gayed

By: Mariam Gayed by NAFEE HANNA, Atty in fact
Nafee Hanna, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Nafee Hanna, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Shokry Narouz, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Shokry Narouz, the bargainor(s), by the said Nafee Hanna, as Attorney-in-Fact.

WITNESS my hand and seal, this 11th day of July, 2016.

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

NOTARY PUBLIC My Commission Expires: 5-24-17

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Nafee Hanna, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Miriam Gayed, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Miraim Gayed, the bargainor(s), by the said Nafee Hanna, as Attorney-in-Fact.

WITNESS my hand and seal, this 11th day of July, 2016.

NOTARY PUBLIC My Commission Expires: 5-24-17

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

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, Carl E. Dunphy, II, 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.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE