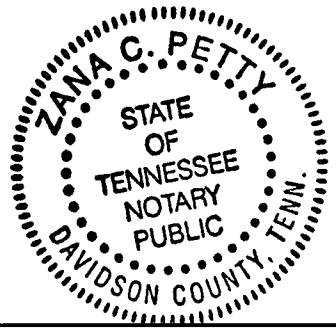
WARRANTY DEED



State of Tennessee
County of ~~Rutherford~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: March 13, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hafez Ghobrial Mariam Makar	Hafez Ghobrial	150050A002
(NAME) 3409 Whiteshill Ct., A	(NAME) 3409 Whiteshill Ct.	
(ADDRESS) Antioch, TN 37013217	(ADDRESS) Antioch, TN 37013	
(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, **Barbara Savage, a single person and Jack E. Gritton II, married** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hafez Ghobrial, and wife and Mariam Makar,** 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:

Unit No. 2, Being A Portion Of Lot No. 354 On The Plan Of Forrest View Park, Section II, A Horizontal Property Regime, As Of Record In Book 3842, Page 238, Registers Office For Davidson County, Tennessee, And Described In Master Deed For 2905 Anderson Road Condominiums, Recorded In Instrument No. 20030113-0005152, Of The Registers Office For Davidson County, Tennessee, To Which Said Reference Is Hereby Made For A More Complete And Accurate Legal Description.

Being the same property conveyed to Barbara Savage, single and Jack E. Gritton, II, married by Special Warranty Deed dated July 21, 2008 from HSBC Bank USA, National Association, as Indenture Trustee under the Indenture relating to People's Choice Home Loan Securities Trust Series 2005-3 Mortgage- Backed Notes, Series 2005-3 of record in Instrument No. 20080730-0078190 in the Register's Office for Davidson County, Tennessee.

The Easements, Restrictive Covenants, Conditions And Regulations Imposed Upon And Relating To The Property, Apartments, Co-Owners And Tenants Of 2905 Anderson Road Condominiums, Section 2, Forest View Park, Recorded In Instrument No. 20030113-0005152, Of The Register's Office For Davidson County, Are Incorporated In This Deed By Reference And Made A Part Hereof The Same As Though Copied Herein. This Is Improved Property Known As Unit No. 2905-B Anderson Road, Antioch, TN 37013.

Grantor's conveyances that the above referenced real property was purchased as investment property and that neither he or she nor his or her spouse have resided on said property.

unimproved ☐

BILL GARRETT, Davidson County
Trans:T20160073355 DEEDWARR
Recvd: 08/23/16 09:23 2 pgs
Fees:13.00 Taxes:314.50



20160823-0087915

This is improved ☑ property, known as 2905 Anderson Road, A, Nashville, TN 37217

(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 19th day of August, 2016.

Barbara Savage

Jack E. Gritton II

State of Tennessee
County of Rutherford

Personally appeared before me Barbara Savage and Jack E. Gritton II, 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 19th day of August, 2016.

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

Notary Public Kristin L. Brown
My Commission Expires: March 13, 2019

File No.: 21432