Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

39-B
File #16-1073

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rabab Abdel Aziz El Shafei, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bartholomew J. Kempf and Lucy A. Kempf, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lots Nos. 31, 32 & 33, Block C, on the Plan of (Revised) The Life & Casualty Insurance Company's Subdivision of Woodmont Acres, as of record in Plat Book 843, page 102, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Rabab Abdel Aziz El Shafei by Quitclaim deed from Habib Halim Doss, dated August 17, 2009, of record in Instrument No. 20090825-0079887, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3502 Grayswood Avenue, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 22nd day of August, 2016.

Rabab Abdel Aziz El Shafei

BILL GARRETT, Davidson County
Trans:T20160073497 DEEDWARR
Recvd: 08/23/16 12:36 2 pgs
Fees:13.00 Taxes:3145.00
20160823-0088079

State of Tennessee)
County of Davidson)

On this 22nd day of August, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rabab Abdel Aziz El Shafei, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/180

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 850,000.00.

Affiant

Sworn and subscribed before me on this the 22nd day of August, 2016.

Notary Public

My Commission Expires: 6-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:
Bartholomew J. Kempf
3502 Grayswood Avenue
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
117-5-131.00