BILL GARRETT, Davidson County
Trans:T20160080480 DEEDWARR
Recvd: 09/14/16 11:05 2 pgs
Fees:13.00 Taxes:244.20
20160914-0096587

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 12th day of September, 2016, by and between Josephine B. Scott and Deborah Carney, both married, party of the first part, and Hany Ghobrial and Michael Adly, both married, 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 Lot No. 38A on the plan of Edge-O-Lake, Section 21, of record in Plat Book 5200, Page 577, Zone Lot Division Lot Nos. 10-16 and 18-43, as of record in Book 6250, Page 111, and Revised by plat of record in Book 6900, Page 256, said Register's Office, to which plat reference is herein made for a more complete and accurate description of said lot.

Being all or part of the same property conveyed to Josephine B. Scott and Deborah Williams, by virtue of that certain Warranty Deed dated April 15, 2005, and being of record at Instrument No. 20050422-00449998 in the Register's Office of Davidson County, Tennessee. Power of Attorney of record in Instrument 20160914-0096586, said Register's Office.
Deborah Williams has since married and is now known as Deborah Carney.

Seller warrant that this property has been used for investment purposes only and has never been used as their primary residence.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 5200, Page 577, Book 6250, Page 111, and Book 6900, Page 256 in said Register's Office, Tennessee; and I/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 GRANTEE(S), 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.

Josephine B Scott
Josephine B. Scott

Deborah Carney by Patty Cole, Attorney in Fact
Deborah Carney, By Patty Cole,
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Josephine B. Scott, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of September, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of September, 2016, before me personally appeared Patty Cole, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Deborah Carney and acknowledged that she executed the same as the free act and deed of the said Deborah Carney.

WITNESS my hand and official seal at office this 12th day of September, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Hany Ghobrial and Michael Adly

Tax Parcel No 15005030300

Property Address: 354 Clearwater Dr.
Nashville, TN 37217

MAIL TAX
BILLS TO: **Hany Ghobrial**
2008 Keaton Dr.
Lavergne, TN 37086

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 $66,000.00 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 12th day of September, 2016.

Notary Public

My Commission Expires: 3/10/19

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.