BILL GARRETT, Davidson County
Trans:T20160080846 DEEDWARR
Recvd: 09/15/16 10:42 2 pgs
Fees:13.00 Taxes:917.60
20160915-0097002

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $248,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF SEPTEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/6/18

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2431N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ibrahim Abozid and Asmaa Abdelrahman	new owner	173-08-0A-021.00-CO
1124 Streamdale Pt East		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MEDHANIT AYALKE, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IBRAHIM ABOZID AND ASMAA ABDELRAHMAN, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Final Plat, Resubdivision of Lots 74 & 75, Section One, Deer Valley, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20040920-0113130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Medhanit Ayalke, a single person by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20130415-0037192 Register's Office for Davidson County, Tennessee, dated March 12, 2013 and recorded on April 15, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20040920-0113130, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021212-0153693, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of Oak Highlands/Deer Valley Homeowners' Association, Inc. of record at Instrument No. 20021212-0153692, merger at 20070807-0093758, in the aforesaid Register's Office.

Conveyance of Common Areas of record at Instrument No. 20040224-0020945, in the Register's Office of Davidson County, TN.

Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20001205-0119205 and as Instrument No. 20020627-0077608, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20010503-0045314 and Instrument No. 20020627-0077608, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 1124 Streamdale Pt East, Antioch, TN 37013-4265

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 13th day of September, 2016.

Medhanit Ayalke

STATE OF TENNESSEE

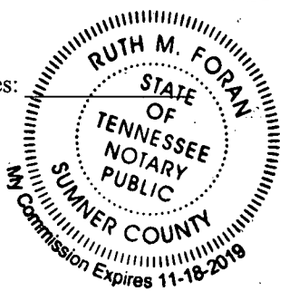
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MEDHANIT AYALKE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of September, 2016.

Notary Public

My Commission Expires:



File #: 16-2431N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027