BILL GARRETT, Davidson County
Trans:T20160087951 DEEDWARR
Recvd: 10/06/16 08:40 2 pgs
Fees:13.00 Taxes:305.25
20161006-0105582

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 30th day of September, 2016, by and between Tonya Yvette Caldwell, unmarried, party of the first part, and Nabil Marzouk and Fawzy Ghobrial, , 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:

LAND in Davidson County, Tennessee, being Lot No. 8-A on the Zone Lot Division Book 5200, Page 644, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being all or part of the same property conveyed to Tonya Yvette Caldwell by virtue of that certain Warranty Deed dated July 30, 1999, and being of record at Book 11609, Page 286 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am 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 I do further covenant and bind myself, my 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.

Tonya Yvette Caldwell

Tonya Yvette Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Tonya Yvette Caldwell, 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 30th day of September, 2016.

Ashlee Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-2018

* Subject to Resrictions of record in Book 6275, Page 449.

Property Owner & Address: Nabil Marzouk and Fawzy Ghobrial
808 Lyndon Parke Drive
Nashville, TN 37217

Tax Parcel No 14903008700

Property Address: 2450 Scott Valley Drive
Nashville, TN 37217

MAIL TAX
BILLS TO: Owner at Owner's Address

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 $82,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Fawzy Ghobrial
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of September, 2016.

Ashlee D. Page
Notary Public

My Commission Expires: 9/2018

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY