Davidson County DEEDWARR
Recvd: 11/02/16 13:53 4 pgs
Fees:23.00 Taxes:499.50
20161102-0115984

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

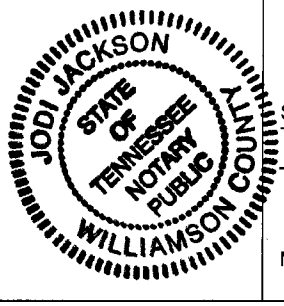
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Renee J Jarrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of October, 2016.

Jodi Jackson
Notary Public

MY COMMISSION EXPIRES: 7/24/17
(AFFIX SEAL)



155889

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Osama J. Awali and Nazaik Moahmed Awali	Highlands Residential Mortgage, LTD.	133 15 0 044.00
(NAME)	(NAME)	
337 Elysian Fields	30 Burton Hills Blvd, S-400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty Five Thousand And No/100 Dollars ($135,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Gus J. Awali, a married person, and Osama J. Awali, a married person and as an heir at law, and Samer Awali, an unmarried person and as an heir at law,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Osama J. Awali and Nazaik Moahmed Awali, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Paragon Hills of record in Book 3300, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gus J. Awali and Jawdat K. Awali by Quitclaim Deed from Gus J. Awali, a married person dated July 9, 1993 and recorded January 31, 1994, in Book 9234, Page 599, in said Register's Office for Davidson County, Tennessee. The said Jawdat K. Awali having since died on September 2, 2015, vesting property in his heirs at law Gus J. Awali, Osama J. Awali, Samer Awali, and Summer Awali, as set out in the Affidavits of Heirship of Alen Ali Ali, Effat Awali, and Ghassam J. Awali, recorded contemporaneously herewith as Instrument Nos. 20161102-0115979, 20161102-0115980 and 20161102-0115981 in the Register's Office for Davidson County, Tennessee.

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Summer Awali has executed a quitclaim deed to Gus. J. Awali, recorded contemporaneously herewith, as Instrument Nos. 20161102-0115982, in the Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantors or their spouses. This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 337 Elysian Fields, Nashville, TN 37214

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, has 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 our hands this 19 day of October, 2016

Gus J. Awali by [signature] as attorney in fact
Gus J. Awali, by Hillary Monroe Smith as attorney in fact

[signature] & Individual
Osama J. Awali, heir at law

[signature]
Samer Awali, heir at law

File Number: GRN-155889FC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

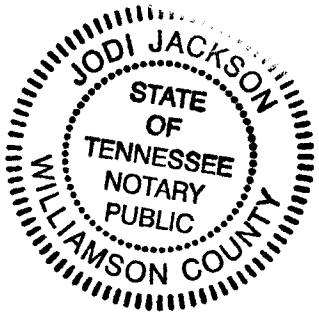
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Osama J. Awali, an heir at law, and Samer Awali, an heir at law, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contanied.

Witness my hand and official seal, this the 19th day of October, 2016.

Notary Public

My Commission Expires: 7/24/17

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

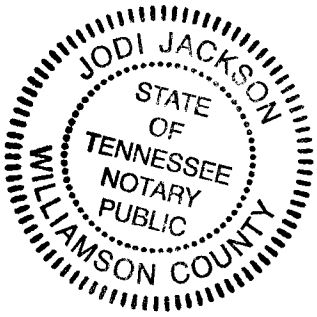
Before me, the undersigned Notary, personally appeared Hillary Monroe Smith, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Gus J. Awali, and who acknowledges that she executed the same as the free act and deed of the said Gus J. Awali, by virtue of a Limited Durable Power of Attorney, duly executed.

WITNESS my hand and official seal of office, this the 19th day of October, 2016.

Notary Public

My Comission Expires: 7/24/17

(SEAL)



File Number: GRN-155889FC

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Willamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018