WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160098185 DEEDWARR
Recvd: 11/07/16 09:01 2 pgs
Fees:13.00 Taxes:373.70
20161107-0117372

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$101,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November,2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 149
Raafat Gebraeil	Same	GROUP 08 0B
2901 Anderson Road	,	PARCEL 002.00 CO
Nashville, Tennessee 37217		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Shawn Simmons and wife Rosario Simmons

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Raafat Gebraeil and Sarwat Naeim,
joint tenants with rights of survivorship

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:

Being all of Unit No. 2, in 2901 Anderson Road Condominiums, a Horizontal Property Regime, being a part of the property shown on the Plat of Forest View Park, Section II, Lot 308, of record in Book 3842, Page 238, Register's Office for Davidson County, Tennessee, and more completely and accurately described in a Master Deed, recorded in Instrument No. 20030113-0005151, of said Register's Office, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of 2901 Anderson Road Condominiums, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto, recorded in Instrument No. 20030113-0005151, of the Register's Office for Davidson County, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Shawn Simmons and Rosario Simmons by deed from Deutsche Bank National Trust Company, as Trustee on Behalf of the Certificateholders of Morgan Stanley ABS Capital I Inc, Morgan Stanley ABS Capital I Inc Trust 2004 WMC3, dated August 16, 2010, of record in Instrument No 20100924-0076290, Register's Office for said County

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2901 Anderson Road, Nashville, Tennessee 37217**.

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, have 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 my hand and official seal at office this 2nd day of November, 2016.

Shawn Simmons,
By Michael Harrell, as Attorney in Fact
By Michael Harrell, as Attorney in Fact

Rosario Simmons,
By Michael Harrell, as Attorney in Fact
By Michael Harrell, as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 2nd, day of November, 2016, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Michael Harrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Shawn Simmons, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Shawn Simmons.

Power of Attorney recorded in Instrument No. 20161102-0115967 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 2nd day of November, 2016.

My Commission Expires: February 25, 2019

NOTARY PUBLIC James C Smith

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 2nd, day of November, 2016, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Michael Harrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Rosario Simmons, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Rosario Simmons.

Power of Attorney recorded in Instrument No. 20161102-0115966 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 2nd day of November, 2016.

My Commission Expires: February 25, 2019

NOTARY PUBLIC James C Smith

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027