BILL GARRETT, Davidson County
Trans:T20160098943 DEEDWARR
Recvd: 11/08/16 14:15 2 pgs
Fees:13.00 Taxes:647.50
20161108-0118290

Record

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 7th day of November, 2016, by and between Omer A Naim and Yosreia Naim, husband and wife, party of the first part, and Ghanya Haron and ~~Salibx~~ Nabil Salib ~~XXXX~~, a married couple, 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, TN, BEING Lot NO. 245 on the Plan of Phase III, Piccadilly Square, of record in Plat Book 6250, Pages 892, 893 and 894, Register's Office for Davidson County, TN, to which plan reference is hereby made for complete description thereof.

Being all or part of the same property conveyed to Omer A. Naim and Yosreia Rehim by virtue of that certain Warranty Deed dated August 31, 1999, and being of record at Book 11646, Page 207 in the Register's Office of Davidson County, Tennessee.

Yosreia Rehim is now known as Yosreia Naim as a result of the Granted Petition for Name Change in the US District Court of Middle, Tennessee dated November 20, 2015.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record in said Register's Office, Tennesse; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

Omer A Naim
Omer A Naim

Yosreia Naim by Omer A Naim Attorney in fact
Yosreia Naim, by Omer A Naim, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Omer A Naim to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of November, 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 7th day of November, 2016, before me personally appeared Omer A Naim, 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 Yosreia Naim and acknowledged that he executed the same as the free act and deed of the said Yosreia Naim.

WITNESS my hand and official seal at office this 7th day of November, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Ghanya Haron and ~~Salib Nabil~~ Nabil Salib
420 Hampstead S, Antioch, TN 37013

Tax Parcel No 149010B09400CO

Property Address: 420 Hampstead S
Antioch, TN 37013

MAIL TAX BILLS TO: owners at property 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 $175,000.00 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 7th day of November, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY