BILL GARRETT, Davidson County
Trans:T20160105924 DEEDWARR
Recvd: 12/02/16 08:12 2 pgs
Fees:13.00 Taxes:653.05
20161202-0126344

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 28th day of November, 2016, by and between Magdy Ibrahem Demian, married, party of the first part, and Alexander A. Allweil and Mandel I. Allweil, 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:

Being part of Lot #21 on the Map of Georgia Industrial Realty Company's Property, as of record in Book #421, Page #188, Register's Office for said County, and described according to a copy of a survey thereof made by Norris H. Hickerson, Surveyor, November 7, as follows:

Beginning at a point in the southerly margin of Osage Street, said point being located S. 77 W 481.5 feet from westerly margin of 24th Avenue North; running thence with southerly margin of Osage Street S. 77 W. 55 feet to a point; thence S. 13 E. 148.9 feet to a point; thence N 77 E. 55 feet to a point, thence N. 13 degrees W. 148.9 feet (The last call having been erroneously omitted from subsequent deeds following the Quitclaim Deed of Record at Book 8222, Page 749) to the point of beginning.

Being the same property conveyed to Maggdy Ibrahim Hanna by virtue of that certain Special Warranty Deed dated March 12, 2008, and being of record at Instrument No. 20080401-0032698 in the Register's Office of Davidson County, Tennessee. Maggdy Ibrahim Hanna and Magdy Hanna being one and the same. Magdy Ibrahem Hanna/ Maggdy Ibrahim Hanna now known as Magdy Ibrahem Demian , by virtue of Petition to change name as granted by the US District Court for the Middle District of Tennessee on November 13, 2009.

Mona Tadres joins this document with the intent to convey any and all martial rights she may have in said property. Mona Tadres was erroneously referred to as Monia Tadres in Deed of Trust of record at Instrument Number 20090202-0008878 in said Register's Office, 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 we do covenant with the said GRANTEE(S) 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, 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 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.

Magdy Ibrahem Demian
Magdy Ibrahem Demian

Mona Tadres
Mona Tadres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Magdy Ibrahem Demian and Mona Tadres, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of November, 2016.

Ashlee D Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-1018

Property Owner & Address: Alexander Allweil
2507 OSAGE STREET
NASHVILLE, TN 37208

Tax Parcel No 0811002900

Property Address: 2507 Osage St.
Nashville, TN 37208

MAIL TAX
BILLS TO: CBC NATIONAL BANK
3010 ROYAL BLVD. SOUTH #230
ALPHARETTA, GA 30022

STATE OF
COUNTY OF

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 $176,500.00 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 28th day of November, 2016.

Patrick Smith
Notary Public

My Commission Expires:

PATRICK B. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 4, 2020