Davidson County DEEDWARR
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Fees:13.00 Taxes:740.00
20161205-0127559

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 1st day of December, 2016, by and between Elmer A Velasquez, and wife Wendy Flores Calderon, party of the first part, and Shenouda Abdelnour and Neveen Abdelnour, husband and wife, 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 Lot No. 23 on the Plan of Phase One, Kendall Park of record in Instrument No. 20000728-0074429, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Elmer A. Velasquez by virtue of that certain Special Warranty Deed dated February 11, 2005, and being of record at Instrument No. 20050304-0024432 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), 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 Instrument No.s 20000728-0074429, 20000911-0089513, 20010907-0097391, and 20030930-0143868 in said Registers' Office, Tennessee; 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.

Elmer A Velasquez
By [signature], Attorney In Fact
Elmer A Velasquez, By Miguel Cruz, Attorney In Fact

Wendy Flores Calderon.
By [signature], Attorney In Fact
Wendy Flores Calderon, By Miguel Cruz, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2016, before me personally appeared Miguel Cruz, 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 Elmer A. Velsasquez and Wendy Flores Calderon and acknowledged that he executed the same as the free act and deed of the said Elmer A. Velsasquez and Wendy Flores Calderon.

WITNESS my hand and official seal at office this 1st day of December, 2016.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Shenouda Abdelnour and Neveen Abdelnour

2305 Broadview Dr, Nashville, TN 37217

Tax Parcel No 149030B02300CO

Property Address: 2305 Broadview Dr.
Nashville, TN 37217

MAIL TAX BILLS TO: owner 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 $200,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Shenouda Abdelnour
AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of December, 2016.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-19