WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/21/16 12:51 3 pgs
Fees:18.00 Taxes:747.40
20161221-0134164

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$202,000.00**.

Affiant

Subscribed and sworn to before me this 19th day of December, 2016.

Notary Public

My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Khalil Ibrahim	SecurityNational Mortgage Company	150-09-0-063.00
2536 Forest View Drive	5300 South 360 West #150	
Antioch, TN 37013	Murray, UT 84123	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jarrett A. Jones and wife, Chrissy D. Jones**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Khalil Ibrahim and Ekram Gabra, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 223, on the Map of Forest View Park Subdivision, Section 1, as of record in Book 3700, Page 110, Register's Office for said County.

Said Lot No. 223 fronts 81.0 feet on the westerly margin of Forest View Drive (erroneously referred to as First View Drive in Warranty Deed of record in Instrument Number 20070628-0077220) and runs back between lines measuring 204.11 feet on the northerly line and 191.19 feet on the southerly line, to a broken line in the rear, measuring 83.87 feet thereon.

Being the same property conveyed to Jarrett A. Jones, unmarried from Bayview Loan Servicing, LLC, by Special Warranty Deed on January 14, 2013, of record in Instrument Number 20130205-0011936, Register's Office for Davidson County, Tennessee. Said Jarrett A. Jones having since married and Chrissy D. Jones joins this conveyance to convey and all interest she may have in the said property, including but not limited to her marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3700, page 109 and 110, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4115, page 674, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2536 Forest View Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 19, 2016.

Jarrett A Jones by Terry Jones as Attorney

Jarrett A. Jones by Terry Jones as Attorney in Fact

Chrissy D Jones

Chrissy D. Jones

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Terry Jones, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Jarrett A. Jones, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jarrett A. Jones, the bargainor(s), by the said Terry Jones, as Attorney-in-Fact.

WITNESS my hand and seal, this 19th day of December, 2016.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Chrissy D. Jones** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 19, 2016

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

