BILL GARRETT, Davidson County
Trans:T20170001246 DEEDWARR
Recvd: 01/05/17 14:06 2 pgs
Fees:13.00 Taxes:506.90
20170105-0001467

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 30th day of December, 2016, by and between Adel Mossad, a married man, party of the first part, and Emad Sorial and Mona Sabrabamon, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 10, PHASE ONE, VILLAGES OF LONG HUNTER, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NUMBER 20010123-0006894, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being all or part of the same property conveyed to Adel Mossad by virtue of that certain Cash Deed dated October 2, 2014, and being of record at Instrument No. 20141007-0093005 in the Register's Office of Davidson County, Tennessee.

Heba Hanna, wife of Adel Mossad, joins in signing this Warranty Deed with the intent to convey any and all marital interest she may hold in the above listed property.

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 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, subject to restrictions of record in Davidson County Register of Deeds Office for said property; 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.

Adel Mossad
Adel Mossad

Heba Hanna
Heba Hanna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Adel Mossad and Heba Hanna , 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 30th day of December, 2016.

Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Property Owner & Address: Emad Sorial and Mona Sabrabamon

7536 W. Winchester Drive
Antioch, TN 37013

Tax Parcel No 151100A01000CO

Property Address: 7536 West Winchester Dr.
Antioch, TN 37013

MAIL TAX BILLS TO: Owner at Property Address

Firm File #: 20161148

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 $137,000.00 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 30th day of December, 2016.

Notary Public

My Commission Expires: 9-2018

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY