BILL GARRETT, Davidson County
Trans:T20170010202 DEEDWARR
Recvd: 02/03/17 08:56 2 pgs
Fees:13.00 Taxes:185.00
20170203-0011580

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $50,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of January, 2017.

NOTARY PUBLIC

My commission expires: 3-27-18

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC MORGAN O'NEILL

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Isabel Loza Rodriguez	SAME AS NEW OWNER	04204004100
(NAME)	(NAME)	
218 Dilling Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Gamil Kamel and Samia Abdalla,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Isabel Loza Rodriguez**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being part of the easterly part of Lot No. 15 on the Map of Bransford Realty Company's Amqui Subdivision, as of record in Book 421, pages 38 and 39, Register's Office for Davidson County, Tennessee.

Said Lot fronts 75 feet on the southerly side of Highland Circle and runs back between lines, as measured from the center line of said street, 500 feet on the easterly line, along the common line between Lots 15 and 16, 500 feet plus or minus on the westerly line; to the northerly line of Lot No. 14, measuring 60 feet thereon.

Being the same property conveyed to Gamil Kamel and Samia Abdalla by deed from Any Maloney, as Trustee for The 1012 Highland Circle Trust, of record in Instrument No. 20160216-0014049, said Register's Office.

Said property is not the principal residence of the Grantors.

This property is __unimproved _X_improved property known as: 1012 Highland Circle, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of January, 2017.

Gamil Kamel

Samia Abdalla

Samia Abdalla

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gamil Kamel and Samia Abdalla, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of January, 2017.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122