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 13th day of February, 2017, by and between Girgis Youssef and Erini Ryad, Husband and Wife, party of the first part, and Mariam Roman, party of the second part.

WITNESS: That for and in consideration of Two Hundred Twenty Thousand and no/100 Dollars ($220,000.00) 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 No. 124 on the Plan of Keeneland Downs, Phase One, RS 10 Cluster Lot Subdivision, a Planned Unit Development, as of record in Instrument No. 20070612-0070162, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description thereof.

Being all or part of the same property conveyed to Girgis Youssef and Erini Ryad by virtue of that certain Warranty Deed dated May 5, 2016, and being of record at Instrument No. 20160509-0045544 in the amount of $199,699.00 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), her 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable, Subject to Restrictions and Easements of record for said property in Davidson County Register's Office; 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), her 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.

Girgis Youssef
Girgis Youssef

Erini Ryad
Erini Ryad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Girgis Youssef and Erini Ryad, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of February, 2017.

Ashlee Page
Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20170013856 DEEDWARR
Recvd: 02/15/17 13:36 2 pgs
Fees: 13.00 Taxes: 814.00

20170215-0015729

Property Owner & Address:	Mariam Roman 4916 Secretariat Drive Antioch, TN 37013
Tax Parcel No	150140D04000CO
Property Address:	4916 Secretariat Dr. Antioch, TN 37013
MAIL TAX BILLS TO:	Owner at Property Address
Firm File #:	20170116

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 $220,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Mariam Roman
AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of February, 2017.

Ashlee Page
Notary Public

My Commission Expires: 9-10-23

