(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/7/20
(AFFIX SEAL)

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 7, 2020

P-PR-17-05045

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael E. Davis	Fifth Third Mortgage Co	
(NAME)	(NAME)	**176-05-0B-102.00-CO**
5045 Singing Hills Drive	P. O. Box 630170	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BASSEM EBRAHIM, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL E. DAVIS, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of Hickory Woods Estates, Section "C" of record in Plat Book 6900, Page (s) 885 through 887, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bassem Ebrahim, married by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20130619-0062654 Register's Office for Davidson County, Tennessee, dated June 07, 2013 and recorded on June 19, 2013.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6900, Pages 885-887;
- Covenants, Conditions and Restrictions of record in Book 7823, Page 857; Book 7857, Page 94; Book 7876, Page 75; Book 9616, Page 470; Book 9616, Page 477; Book 9678, Page 187; Book 9764, Page 44; Book 11180, Page 802 and Book 9678, Page 213;
- HOA By-Laws of record in Book 7932, Page 648; and as Exhibit "C" to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Hickory Woods of record in Book 9678, Page 187 and Instrument Nos. 20001207-0120450 and 20031010-0150800;
- HOA Charter of record in Book 9680, Page 319;
- Common Area conveyed to Homeowners Association of record in Book 9786, Page 923;
- Rules and Regulations of record in Instrument Nos. 20010614-0062709 and 20011015-0111957;
- Guidelines of record in Instrument No. 20010614-0062710;
- Transmission Line Easement of record in Book 9632, Page 973;
- Grant of Anchor Easement of record in Book 10153, Page 990;
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9790, Page 311;
- Deed of Conveyance of record in Book 8169, Page 564, Book 8169, Page 571, Book 8169, Page 579 and Book 8169, Page 588, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5045 Singing Hills Drive, Antioch, Tennessee 37013**.

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), 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, unless otherwise herein set out; 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. 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.

BILL GARRETT, Davidson County
Trans:T20170021260 DEEDWARR
Recvd: 03/13/17 11:29 2 pgs
Fees:13.00 Taxes:758.13

20170313-0024362

Witness my/our hand(s) this the 10th DAY OF MARCH, 2017.

Bassem Ebrahim
Bassem Ebrahim

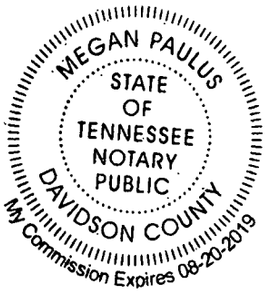
Selvana Wahba
Selvana Wahba

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BASSEM EBRAHIM and SELVANA WAHBA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of March, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212