BILL GARRETT, Davidson County
Trans:T20170025784 DEEDWARR
Recvd: 03/27/17 15:16 2 pgs
Fees:13.00 Taxes:536.50
20170327-0029825

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 23rd day of March, 2017, by and between Kerolos Abdelsayed, a single man, party of the first part, and Sameh Abdelsayed and Mona Auob , 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:

Being Lot No. 155-A, Zone Lot Division on the Plan of Harbor Gate Subdivision, Section Two, Lot 155-164 as of record in Plat Book 6250, Page 33, as revised in Book 6900, Page 17, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to Kerolos Abdelsayed by virtue of that certain CASH Deed dated February 2, 2016, and being of record at Instrument No. 20160202-0010210 in the amount of $80,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to The Secretary of Housing and Urban Development by virtue of Trustee's Deed dated May 1, 2015 at Instrument No. 20151210-0124130 in the amount of $67,500.00 in the said Register's Office.

Being the same property previously conveyed to Lovie Jones-Morgan by virtue of Warranty Deed dated June 1, 2007 at Instrument No. 20070601-0065347 in the amount of $113,000.00 in the said Register's Office.

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 I do covenant with the said GRANTEE(S) that I am 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; and I do further covenant and bind myself, my 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.

Kerolos Abdelsayed

Kerolos Abdelsayed

STATE OF TN
COUNTY OF Davidson

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

WITNESS my hand and official seal at office this 23rd day of March, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

Property Owner & Address:	Sameh Abdelsayed and Mona Auob Siobhan 592 Castlegate Dr. Nashville, TN 37217
Tax Parcel No	13614019900
Property Address:	592 Castlegate Dr. Nashville, TN 37217
MAIL TAX BILLS TO:	Owners at owner's address

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 $145,000.00 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 23rd day of March, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____