AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

BILL GARRETT, Davidson County
Trans:T20170028314 DEEDWARR
Recvd: 04/04/17 11:31 3 pgs
Fees:18.00 Taxes:814.00
20170404-0032839

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 March, 2017, by and between Salah Khalifa Anis, Eed Fayez Zaki Girgis, and Alaa Metias, party of the first part, and Sherri Bahns, unmarried woman, 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 no. 609, on the plan of Section 2, Kensington of Priest Lake, of record in Plat Book 6250, Page 592 and 593, Register's Office for said County, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Salah Khalifa Anis, Eed Fayez Zaky Girgis and Alaa Metias by virtue of that certain Quit Claim Deed dated July 15, 2016, and being of record at Instrument No. 20160720-0074596, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Alaa Metias by virtue of Warranty Deed dated July 15, 2016 at Instrument No. 20160720-0074595 in the amount of $143,000.00 in the said Register's Office.

Being the same property previously conveyed to Pamela Klipa by virtue of that certain Warranty Deed dated May 9, 2003, at Instrument No. 20030515-0066761 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 and restrictions of record in Book 6632, page 820; 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.

SALAH KHALIFA ANIS
Salah Khalifa Anis

Eed Fayez Zaky Girgis
Eed Fayez Zaky Girgis

Alaa Metias by Bishoy Aziz, Attorney in fact
Alaa Metia by Bishoy Aziz, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Salah Khalifa Anis and Eed Zaky Girgis, 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 March, 2017.

Notary Public

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

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

On this 30th day of March, 2017, before me personally appeared Bishoy Aziz, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alaa Metias, and who acknowledged that he executed the same as the free act and deed of Alaa Metias.

WITNESS my hand and official seal at office this 30th day of March, 2017.

Notary Public

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

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

Bishoy Aziz, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he/she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Alaa Metias.

This 30th day of March, 2017

Bishoy Aziz
Bishoy Aziz

Sworn to and subscribed before me by 30th day of March, 2017

Notary Public

My Commission Expires _____

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

Property Owner & Address: Sherri Bahns

Tax Parcel No 15003029800

Property Address: 3905 Hillshire Drive
Antioch, TN 37013

MAIL TAX
BILLS TO: Same address as new owner.

STATE OF Tennessee
COUNTY OF Williamson

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.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of March, 2017.

Notary Public

My Commission Expires: 7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017