BILL GARRETT, Davidson County
Trans:T20170033364 DEEDWARR
Recvd: 04/20/17 11:26 2 pgs
Fees:13.00 Taxes:592.00
20170420-0038832

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 19th day of April, 2017, by and between Ben Massey and Mary Massey, a married couple, party of the first part, and Aymen Hanna and Diana Amgad, 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:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Brook View Estates, Section 2, of record in Book 4460,Page 163, Register's Office for Davidson County, Tennessee.

Said Lot 141 fronts 110.00 feet on the south margin of Brook View Drive and extends back 149.37 feet on the west line, and 139.93 feet on the southeast line, to a dead line on the rear measuring 53.18 feet.

Being all or part of the same property conveyed to Ben Massey and Mary Massey by virtue of that certain Warranty Deed dated September 13, 1977, and being of record at Book 5196, Page 154 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 at Plat Book 4460, Page 163 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

Ben Massey
Ben Massey

Mary Massey
Mary Massey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ben Massey and Mary Massey, 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 19th day of April, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Aymen Hanna 552 Brook View Estates Dr, Antioch, TN 37013
Tax Parcel No	16210014100
Property Address:	552 Brook View Estates Dr Antioch, TN 37013
MAIL TAX BILLS TO:	owners at property 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 $160,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Aymen Hanna
AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of April, 2017.

Memorie White
Notary Public

My Commission Expires: 7.3.17

