This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/02/17 13:39 2 pgs
Fees:13.00 Taxes:388.50
20170502-0043110

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of April, 2017, by and between Hafez Ghobrial and Mariam Makar, husband and wife, party of the first part, and Girgis Youssef and Erini Ryad, 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:

Unit No. 2, being a portion of Lot No. 354 on the plan of Forrest View Park, Section II, a horizontal property regime, as of record in Book 3842, Page 238, Register's Office for Davidson County, Tennessee, and described in Master Deed for 2905 Anderson Road Condominiums, recorded in Instrument No. 20030113-0005152, of the Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Hafez Ghobrial and Mariam Makar by virtue of that certain Warranty Deed dated August 19, 2016, and being of record at Instrument No. 20160823-0087915 in the amount of $85,000.00 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), 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; 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.

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.

Hafez Ghobrial

Mariam Makar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Hafez Ghobrial and Mariam Makar, 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 28th day of April, 2017.

Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Girgis Youssef and Erini Ryad 2100 Oaksprings Pl Mt. Juliet, TN 37122
Tax Parcel No	150050A00200CO
Property Address:	2905 Anderson Road Unit A Nashville, TN 37217
MAIL TAX BILLS TO:	Owner at Owner's Address
Firm File #:	20170468

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 $105,000.00 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 28th day of April, 2017.

Notary Public

My Commission Expires: 4/2018

ASHLEE D. PAGE III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

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