This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170039398 DEEDWARR
Recvd: 05/09/17 11:10 2 pgs
Fees:13.00 Taxes:784.40
20170509-0045936

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $212,000.00.

Affiant

Subscribed and sworn before me this the 5th day of May, 2017.

Notary Public
My commission expires: 12-1-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sayed Selim	Sayed Selim	136-11-0 052.00
3405 Lanawood Ct	3409 Lanawood Ct	
Nashville, TN 37217	Nashville, TN 37217	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHELIA K. SULLIVAN AND HUSBAND, THOMAS M. SULLIVAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SAYED SELIM, AND OMNIA AHMED, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 508 on the Plan of Priest Lake Park, Section 8, as of record in Book 5200, page 418, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sheila K. Sullivan and husband, Thomas M. Sullivan, by Deed from James N. Hamlet, II, unmarried, dated 1/28/2005, of record in Instrument No. 20050201-0011800, said Register's Office.

Also being the same property conveyed to Shelia K. Sullivan and husband, Thomas M. Sullivan, by Quitclaim Deed from Sheila K. Sullivan aka Shelia K. Sullivan and husband, Thomas M. Sullivan, dated 11/07/2014, of record in Instrument No. 20141114-0105229, said Register's Office.

Sheila K. Sullivan and Shelia K. Sullivan being one and the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3405 Lanawood Ct, Nashville, TN 37217.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 5th day of May, 2017.

Shelia K. Sullivan

Thomas M. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shelia K. Sullivan and Thomas M. Sullivan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of May, 2017.

My commission expires:
9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY