Davidson County DEEDWARR
Recvd: 05/16/17 11:41 3 pgs
Fees:18.00 Taxes:660.45
20170516-0048475

WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tri Dang	Peoples Home Equity, Inc.	092 05 0 152.00
(NAME)	(NAME)	
3109 Albion St.	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Eight Thousand Five Hundred And No/100 Dollars ($178,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **AbdelNaby Mohamed Mahgoub and wife, Fitima Shamsuddin Mahgoub**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tri Dang, an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being (s) 2, as shown on the map entitled George L. Waddeys Subdivision of Block 16 and 26, Midway, of record in Plat Book 421, Page(s) 55, 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 Ahmed N. Napier, unmarried by Warranty Deed from Joseph Perry, married dated April 1, 2005 and recorded April 6, 2005 as Instrument No. 20050406-0037745, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to AbdelNaby Mohamed Mahgoub and wife Fitimah Shamsuddin Mahgoub by Quit Claim Deed from Ahmed N. Napier dated May 30, 2006 and recorded May 31, 2006 as Instrument No. 20060531-0064033, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3109 Albion St., Nashville, TN 37209

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; 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 Grantees, their 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 our hands this the 10th day of May, 2017

Abdelnaby Mohamed Mahgoub by Ahmed Napier
AbdelNaby Mohamed Mahgoub
by Ahmed Napier as his Attorney In Fact Attorney In Fact

Fitimah Shamsuddin Mahgoub by Ahmed Napier as
Fitima Shamsuddin Mahgoub
by Ahmed Napier as her Attorney In Fact Attorney In Fact

State of Wisconsin

County of Milwaukee

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Ahmed Napier, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Abdelnaby Mohamed Mahgoub, as his Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Abdelnaby Mohamed Mahgoub, for the purposes therein contained.

Witness my hand and official seal, this the 10th of May, 2017.

Kena Garvin
Notary Public

My Commission Expires: 10-16-2020

(SEAL)

KENA GARVIN
Notary Public
State of Wisconsin

State of Wisconsin

County of Milwaukee

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Ahmed Napier, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Fitimah Shamsuddin Mahgoub, as her Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Fitimah Shamsuddin Mahgoub, for the purposes therein contained.

Witness my hand and official seal, this the 10th of May, 2017.

Kena Garvin
Notary Public

My Commission Expires: 10-16-2020

(SEAL)

KENA GARVIN
Notary Public
State of Wisconsin

This Instrument Prepared By:

Foundation Title and Escrow Franklin
9175 Carothers Parkway, Ste. 105
Franklin, TN 37067

When Recorded Return To:

Foundation Title and Escrow Franklin
9175 Carothers Parkway, Ste. 105
Franklin, TN 37067

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY