WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170042257 DEEDWARR
Recvd: 05/18/17 09:16 2 pgs
Fees:13.00 Taxes:1702.00

20170518-0049249

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2021

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 1-21-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Magdy Khalil and Adel Gyed	New Owner	135-00-0-374.00
(NAME)	(NAME)	
6777 Autumn Oaks Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Adel E. Ibrahem,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Magdy Khalil and Adel Gayed,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Lot 2 on the Plan of Harrison Place of record in Book 6200, page 294, Register's Office for Davidson County, Tennessee, more fully described as follows:

Beginning at an iron pin located in the West margin of Murfreesboro Pike, approximately 195 feet southeast of the center line of Franklin Limestone Road, said point is further described as being the northeast corner of Lot 2 and the southeast corner of the National Convenience Store's property recorded in Deed Book 6345, page 541, R.O.D.C.; thence with the West margin of Murfreesboro Pike along a curve having a radius of 2242.00 feet, to the right, 101.50 feet to an iron pin the southeast corner of Lot 2 and the northeast corner of Lot 1 in Harrison Place; thence with the line between Lots 1 & 2, S 62 degrees 42'05" W, 154.06 feet to an iron pin in the easterly line of Robin K. Linville's property, recorded in Deed Book 5221, Page 675; thence with the Linville's line N 36 degrees, 33' 40" W. 87.06 feet to an iron pin in the northwest corner of Lot 2 and the southwest corner of the National Convenience Stores property; thence with this property line, N 57 degrees 16'50" E, 163.06 feet to the point of beginning.

Being the same property conveyed to Adel E. Ibrahem by Warranty Deed from George O. Sledge, III and wife, Billie R. Sledge, dated February 7, 2007, of record in Instrument No. 20070227-0024340, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2107 Murfreesboro Pike, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 6200, page 294; restrictions of record in Book 6345, page 541 and Book 6706, page 517; easement for water mains of record in Book 6581, page 224; and all of record in the Register's Office for 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 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, have 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 my hand this 12th day of May, 2017.

Adel E. Ibrahem

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Adel E. Ibrahem, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 12th day of May, 2017.

Notary Public
My Commission Expires: _____

File No.: 25388

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019