This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Adel Gayed, et.al.
701 Ansley Ct
Antioch, TN 37013

MORTGAGEE:
Southern Bank of Tennessee
1499 No. Mt. Juliet Rd.
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/13/17 14:33 2 pgs
Fees:13.00 Taxes:1480.00
20170613-0059355

MAP 135, PARCEL 62

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Adel E. Ibrahem**, hereinafter called the "GRANTOR", bargained and sold, and by these presents, transfer and convey unto **Adel Gayed and wife, Salwa Suror**, a 1/2 undivided interest as tenants in common, and **Magdy Khalil and wife, Kamelia Khalil**, a 1/2 undivided interest as tenants in common, 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 1, Plan of Harrison Place, as shown on Plat of record in Plat Book 6200, page 294, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Adel E. Ibrahem by deed dated January 31, 2008 from George O. Sledge, II and wife, Billie R. Sledge, of record in Instrument No. 20080201-0010868, and a Corrected Certificate of Acknowledgment of record in Instrument No. 20080417-0039154, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Any lien or right to a lien, for labor, services or materials imposed by law and not shown by the public records.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 6200, page 294, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 6200, page 294, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 2111 Murfreesboro Pike, Nashville, Tennessee 37217.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property,

insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, covenant with the said "GRANTEES" that lawfully seized and possessed of said land in fee simple, a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 the 9th day of June, 2017.

Adel E. Ibrahem

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at office this 9th day of June, 2017.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $400,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of June, 2017.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

CERTIFICATION

I 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 and correct copy of the original document executed and authenticated according to law.

Caitlin Smith

STATE OF TENNESSEE
COUNTY OF Davidson
On this 13th day of June, 2017, personally appeared before me, a notary public for this county and state, Caitlin Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019