BILL GARRETT, Davidson County
Trans:T20170051089 DEEDWARR
Recvd: 06/15/17 09:25 2 pgs
Fees:13.00 Taxes:876.90
20170615-0060050

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

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of June, 2017, by and between Rayek Tawadrous by Girgis Youssef, Attorney in Fact and Nora Henien, by Girgis Youssef, Attorney in Fact, a married couple, party of the first part, and Youssef Israfil and Eriny Hanna, 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:

BEING Lot No. 20 on the Final Plat of Phase 1-A, Revision One, Lakeside Cove at Percy Priest, of record in Instrument No. 20041202-0143540, a revision of Instrument 20041020-0126312, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Rayek Tawardrous and Nora Henien by virtue of that certain Warranty Deed dated May 28, 2009, and being of record at Instrument No. 20090601-0049844 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, subject to Restrictions of record in Instrument Number 20041105-0133677, and Common Elements at 20010219-0012873; 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.

Rayek Tawadrous by Girgis Youssef Attorney in fact
Rayek Tawadrous by Girgis Youssef, Attorney in Fact

Nora Henien by Girgis Youssef Attorney in fact
Nora Henien, by Girgis Youssef, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of June, 2017, before me personally appeared Girgis Youssef, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Rayek Tawadrous and Nora Henien, and who acknowledged that he executed the same as the free act and deed of Rayek Tawadrous and Nora Henien.

WITNESS my hand and official seal at office this 12 day of June, 2017.

Notary Public
My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Girgis Youssef, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Rayek Tawadrous and Nora Henien, the principal.

This 12 day of June, 2017.

Girgis Youssef

Sworn to and subscribed before me by Girgis Youssef this 12 day of June, 2017.

Notary Public

My Commission Expires _____

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

Property Owner & Address:	Youssef Israfil and Eriny Hanna 5241 Sunsail Drive Antioch, TN 37013
Tax Parcel No	151090B02000CO
Property Address:	5241 Sunsail Drive Antioch, TN 37013
MAIL TAX BILLS TO:	Owner at Property Address
Firm File #:	20170511

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 $237,000.00 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 12th day of June, 2017.

Notary Public

My Commission Expires:_____

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