BILL GARRETT, Davidson County
Trans: T20170056604 DEEDWARR
Recvd: 07/03/17 10:22 2 pgs
Fees: 13.00 Taxes: 851.00
20170703-0066620

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of June, 2017, by and between Magdi Hanna and Mary T Mohareb, Husband and Wife, party of the first part, and Nabila Dous and Roumany Gerges, 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. 26 as more particularly shown on the Final Plat of Hamilton Church Subdivision, Phase II, of record as Instrument No. 20070425-0049479, 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 Being a part of property conveyed to Magdi Hanna and Mary T Mohareb by virtue of that certain Warranty Deed dated September 17, 2014, and being of record at Instrument No. 20140919-0086050 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; 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.

Magdi Hanna

Mary T Mohareb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Magdi Hanna and Mary T Mohareb, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2017.

Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Nabila Dous and Roumany Gerges 4581 Hamilton Lane Antioch, TN 37013
Tax Parcel No	150 14 0B 041.00
Property Address:	4581 Hamilton Lane Antioch, TN 37013
MAIL TAX BILLS TO:	Owner at Property Address
Firm File #:	F20170551

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 $230,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Nabila Dous
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of June, 2017.

Cheryl M Rodgers
Notary Public

My Commission Expires: 12-22-19

