BILL GARRETT, Davidson County
Trans:T20170057079 DEEDWARR
Recvd: 07/05/17 10:23 2 pgs
Fees:13.00 Taxes:529.10
20170705-0067252

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 Mohsin Al-Hamdany and Afrah Al-Falehi, Husband and Wife, party of the first part, and Girgis Youssef and Erini Ryad, 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:

Land in Davidson County, Tennessee, being Known as Lot No. 44 as shown on the map entitled Providence Park, Phase 3, R10 Cluster Lot Option of record as Instrument NO. 20070130-0012382, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being all or part of the same property conveyed to Mohsin Al-Hamdany and Afrah Al-Falehi by virtue of that certain Special Warranty Deed dated December 14, 2007, and being of record at Instrument No. 20071219-0145539 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 and Easements of record in said Register's Office; 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.

Mohsin Al-Hamdany

Afrah Al-Falehi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Mohsin Al-Hamdany and Afrah Al-Falehi, 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: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Girgis Youssef and Erini Ryad
2100 Oaksprings Pl
Mt. Juliet, TN 37122

Tax Parcel No 134 090 B 12 100 CO

Property Address: 4138 Providence Park Lane
Nashville, TN 37211

MAIL TAX BILLS TO: Owner at Owner's Address

Firm File #: F20170587

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 $143,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Erini Ryad
AFFIANT

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

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY