WARRANTY DEED

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2017

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert Bieri	Caliber Home Loans, Inc.	Parcel ID:
6641 Lancia Ct.	3701 Regent Blvd., Ste. 180	135080A835.00
Bealeton, VA 22712-9775	Irving, TX 75063	

FOR AND IN 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, we

Fatimah Mahgoub and husband, Abdelnaby Mahgoub

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robert Bieri , a single man

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:

Land in Davidson County, Tennessee, being Unit 835, as shown on the map entitled Tract #19, Site Plan, Nashboro Village, Nineteen Condominium, a Horizontal Property Regime, of record in Plat Book 5200, Page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fatimah Mahgoub and husband, Abdelnaby Mahgoub by Quitclaim Deed from Ahmed Napier, of record in Instrument 20080722-0074939, dated July 18, 2008, Register's Office for said County. See also prior deed of record in Instrument 20060822-0103272, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4827, Page 14 amended in Book 5469, Page 840 and Book 5333, Page 957 and Page 999, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 80, said Register's Office.

Power of Attorney of record in Instrument 20170719-0072733, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 835 Longhunter Ct., Nashville, TN 37217

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.

BILL GARRETT, Davidson County
Trans:T20170061696 DEEDWARR
Recvd: 07/19/17 11:14 2 pgs
Fees:13.00 Taxes:432.90
20170719-0072734

Witness our hands this 17th day of July, 2017.

Fatima Mahgoub by Ahmed Napier Attorney-In-Fact
Fatimah Mahgoub
By: Ahmed Napier, Attorney-in-Fact

Abdelnaby Mahgoub by Ahmed Napier Attorney-In-Fact
Abdelnaby Mahgoub
By: Ahmed Napier, Attorney-in-Fact

STATE OF WISCONSIN
COUNTY OF Milwaukee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Ahmed Napier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Fatimah Mahgoub and Abdelnaby Mahgoub as his/her/their Attorney in Fact as the free act and deed of the within named Fatimah Mahgoub and Abdelnaby Mahgoub.

Witness my hand and official seal at the 17th day of July, 2017.

My Commission Expires: 10-16-2020 Kena Garvin
Notary Public

KENA GARVIN
Notary Public
State of Wisconsin